Shakopee Planning Commission Regular Meeting

Thursday, January 9, 2025
7:00 PM
City Hall, 485 Gorman Street

Vision: Shakopee is a distinctive river town with a variety of business, cultural, and recreational opportunities in a safe, welcoming, and attractive environment. Our vision is for Shakopee to continue being the place people want to live, work, and play!

Mission: Our mission is to deliver high quality services essential to maintaining a safe and sustainable community. We commit to doing this cost-effectively, with integrity and transparency.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Consent Agenda
   These items are considered routine and will be enacted by one motion. There will be no separate discussion of these unless a council member or staff requests, in which event the item will be removed from the consent agenda for separate discussion & action.

   4.a December 2024 Minutes
5. Public Comment
   Individuals may address the City Council about any item not on the regular agenda. Speakers are requested to come to the center table, state their name and address for the clerk's record, and limit their remarks to three minutes. The City Council will not take official action on items discussed at this time, but may refer the matter to staff for a follow up report or direct that matter be scheduled on an upcoming agenda.
6. Business removed from consent agenda
7. Public Hearings

   7.a PUBLIC HEARING - Amendment of Planned Unit Development (PUD) District #10 (Bluff View) & Amendment of Preliminary Plat of Bluff View Addition

7.b PUBLIC HEARING - Preliminary Plat of Richland Court

8. Other Business

9. Adjournment

Shakopee Planning Commission
January 9, 2025

4.a

Agenda Item: December 2024 Minutes
Prepared by: Michael Kerski, Planning and Development Director
Reviewed by: Michael Kerski

Action to be considered:
Approve

Motion Type:
Approve

Background:
Minutes

Recommendation:
Approve

Budget Impact:
NA

Attachments:
Planning Commission Minutes.docx

Planning Commission
City of Shakopee
Thursday, December 5, 2024
7:00 PM
City Hall, 485 Gorman Street

1. Roll Call Present: Commissioners Forsythe, Weiler, Sandu, Ranua, Schleck

2. Approval of Agenda Motion by Schleck and seconded by Sandu. Unanimously approved

3. Call for Notarized Affidavits, Proof of Neighborhood Meeting and Sign in Sheet for appropriate Public Hearings. We have,

4. Recognition by Planning Commission of interested Citizens - None

5. Consent Agenda

5.a 2025 Meeting Dates and Deadlines Motion by Ranua and seconded by Weiler. Unanimously approved.

6. General Business

6.a PUBLIC HEARING - Comprehensive Plan Text Amendment to Figure 4.13-Planned Land Use Overview in the 2040 Comprehensive Plan

Motion to open the hearing by Weiler and Seconded by Sandu. Unanimously approved. Staff presented the proposed changes to the text in the land use table for mixed commercial that currently requires a density of 30-60 units and acre. Staff has had feedback that those densities are difficult to meet in Shakopee given the current market and construction codes and wanted the density modified from 6-60 to allow more flexibility to develop which would allow townhomes. Commissioner Ranua made the motion to recommend the changes to the city council, seconded by Schleck. Unanimously passed.

6.b PUBLIC HEARING - Ordinance Amendment to Title XV, Chapter 151, Section 151.007 K. Table of Uses & 151.002 Definitions related to Cannabis and Lower Potency Hemp Edibles

Motion to open the public hearing be Commissioner Weiler and seconded by Schleck. Staff presented the changes to the zoning table to allow Cannabis businesses in specific zone with conditions as noted.

Commissioner Weiler asked why the Council did not want to include the suggested State maximum buffers. Chair Forsythe noted that he watched the city council

workshop and there was consensus to treat Cannabis businesses similar to those related to alcohol sales that have no limits. Weiler stated that he thought the city should think about the consequences of not limiting licenses and distances from schools or parks. Weiler made the motion to include a recommendation to the city council that they adopt the state maximum distances for separation for cannabis businesses per the state regulations. Seconded by Schleck. Passed unanimously

6.c PUBLIC HEARING - Preliminary Plat of Palomino Trail

Commissioner Sandu made a motion to open public hearing seconded by Weiler. Staff presented the plans created by Pulte Homes for the site. This property was previously presented to the Commission by Randy Kubes with a similar plan, which he did not move forward with. At this time, he is selling the property to Pulte and they will develop it and make the required public improvements including building their share of 17th Avenue/CR 16. They will be offering several housing types with larger homes on the north side of the property.

Haley Daily Land Development Manager of Pulte Homes presented the project and housing types.

Aaron Walter, 1806 Astoria Drive. Excited to see 17th expanded but didn't know that the city didn't control. Because of the right in and right out there will be more traffic in the neighborhood because of the county's design. When the next phase comes in that will help. Concerned that Astoria will have more traffic. Staff stressed that it is the County that controls access. Quazi Jahanger 1685 Tamarack Rd. Concerned about traffic on Tamarack from the construction and the new neighborhood. Staff noted that the grade will be set by the county and the developer will be building the road. Tamarack will eventually go through and connect to the next subdivision. 17th will have a temporary turnaround. Pulte schedule. Fall of 2025 with a build out over several years. Pulte will be bringing utilities through to the next development. Nitin Malik 1728 August Dr. concerned about the issue of connections. Wanted more than a right in and right out. Staff stressed that the road plan has been in place for many years and there will be quarter mile spacing for full access. Chair Forsythe said it is like Southbridge which is 45MPH. Commissioner Ranua noted that the County sets the road and there is a trail on both sides. Scott County has agreed to explore pedestrian options. Courtney Williamson 1695 August Dr. adjacent to the project. Questions about the grades and how they would be dealt with and the sidewalk that ends flat how it will be extended and grading. Already has run off issues from the field. Where will utilities be connected since they are in her backyard. Ms. Dailey said the entire site will be graded in one phase and the hill will be changed. Utilities will be connected, and sidewalk will meet ADA. Some regrading will take place. There is a gas line easement in the rear of all of these homes. Roads set the grades. Christian Franke from Westwood the project Engineer and they will make the grades work. Kyle Kronlocken 1695 August Dr. Suggested developer/engineer meet at the property just to meet concerns. Chair asked if there was a neighborhood meeting and there was. Engineering has a memo in the

packet and these issues will be discussed and resolved. Commissioner Weiler said the goal is to stay off people's property, but work can occur within the easements. Motion to close public hearing by Commissioner Weiler seconded by Sandu seconded. Passed unanimously. Chair said he hoped that Pulte worked with all the existing property owners and work things out. Staff noted that the plans do not meet all of the city's guidelines, but they will.

Motion to recommend approval of the preliminary plat to the city council by Commissioner Ranua seconded by Weiler, approved unanimously

6.d PUBLIC HEARING - Reguide Two (2) properties from Open Space to Mixed Employment Center, One (1) property from Open Space to Suburban Residential, and One (1) property from Utilities to Mixed Employment Center.

Motion made by Commissioner Sandu to open public hearing, seconded by Schleck. Approved unanimously.

Staff presented the proposed changes to land use in areas currently in Jackson Township but will be annexed into the city. This is basically a cleanup of original maps that had errors. Staff noted part of the gravel pit is shown as open space, one parcel that is not part of the Xcel substation is shown as public utility, and a parcel shown as open space is part of the Buena Vista Trailer Park. Commission agreed that the changes were necessary and would make a positive recommendation to Council for approval. No public comment. Commissioner Weiler moved to close public hearing and seconded by Ranua. Commissioner Ranua made the motion to recommend the changes to the city council, seconded by Schleck. Unanimously passed.

7. Other Business – None

8. Motion by Commissioner Sandu to Adjourn to January 9, 2025 at 7:00 p.m. Seconded by Weiler and approved unanimously.

Shakopee Planning Commission
January 9, 2025

Agenda Item: PUBLIC HEARING - Amendment of Planned Unit Development (PUD) District #10 (Bluff View) & Amendment of Preliminary Plat of Bluff View Addition
Prepared by: Mark Noble, Senior Planner
Reviewed by: Michael Kerski

Action to be considered:
Two separate actions are required.

1. Recommend adoption of the draft Ordinance, approving an Amendment to Planned Unit Development District #10 (Bluff View) for property located north of LaTour Avenue (adjacent to the SPU water tower in the Windermere neighborhood) and west of Zumbro Avenue.
2. Recommend approval of the draft Resolution, approving the Amendment to the Preliminary Plat of Bluff View Addition.

Motion Type:
Approve

Background:
Summergate Development, applicant, and R & J Breeggemann Partnership, property owners, have proposed an amendment to the Planned Unit Development (PUD) District #10 (Bluff View) and Preliminary Plat for property located north of LaTour Avenue (adjacent to the SPU water tower in the Windermere neighborhood) and west of Zumbro Avenue.
The applicant has proposed a single-family residential subdivision (Bluff View Addition) that would develop approximately 85 acres with a net development area of approx. 60 acres. The development would consist of 247 single family lots (58 lots @ 65’ wide; 13 lots @ 62’ wide with 6’ side yard setbacks; 58 lots @ 52 feet wide with 6’ side yard setbacks; and 118 lots @ 42’ wide with 6’ side yard setbacks).
With the request for lots less than 60’ wide (R-1B Zone min. width), the applicant is also requesting 6’ side yard setbacks (7.5’ min. for R-1B Zone side yards). A stipulation of the PUD is that the applicant is required to provide a minimum of fifteen percent open space as landscaped area or areas available for the common use of and accessible by all residents or occupants of the buildings within the planned unit development. This open space requirement will be met with the proposed land and trails located along the north

area of this project, adjacent to the bluff which has been earmarked as a future lineal park and trail corridor as part of the regional trail and park system presently being implemented in this area of the community.
The property is presently zoned PUD (single family residential – 222 lots with 127 reduced width lots and 5' side yard setbacks). The amendment would allow 247 single family lots; 176 with reduced width lots & 189 lots with reduced (6') side yard setbacks. The property is guided Suburban Residential (3-6 units/acre) and Park & Open Space. The proposed project is consistent with the existing guiding. This site was also included in the approved Western Shakopee Areawide AUAR, and this proposal is generally consistent with that AUAR.
The applicant has submitted an amendment to the previously approved Bluff View Preliminary Plat. Staff has stipulated that street & utilities are not available to this site at this time – should this plat receive approval, proceeding with grading and/or Final Plat approval would be conditioned on sewer, water, and roadway being extended to it from the adjacent property to the east that was previously approved by the Planning Commission and city council in December. There has been significant discussion on the extension of services and 17th Avenue to CR 69 with the City, County, and the developers along this corridor and construction of street and utilities have been defined and will be built out consistent with City and County requirements.
Staff is recommending that the future street connection to the south be eliminated that is located in the northwest section of the plat since the proposed extension of streets and utilities are no longer required in that area.
City departments, Scott County and other outside agencies were given the opportunity to review and provide comments regarding this application. SPU staff have provided comments which include that the applicant shall work with them to connect to the existing water and electric utilities to provide comprehensive services to this property and adjacent properties. City Engineering has provided a memo and redlined markups to the plan set with comments and conditions of approval, specifically noting necessary phasing and securities tied to the extension of CSAH 16/17th Avenue and the sanitary sewer system.
Shakopee Fire have commented that street names must be submitted for review and approval.

Should this PUD and Preliminary Plat amendment be approved, a condition of approval will be that their homes shall provide higher standards/designs and development aesthetics that exceed the current design standards, such as providing a variety of house styles with no structures of the same design/appearance next to each other within this development, exceeding the minimum window percentage on elevations, utilizing LP or Hardie Plank siding with stone wainscotting on the front elevations, and no garage dominant designs.
The following findings have been determined to meet the required criteria:
1. The proposed development is consistent in all respects with the comprehensive plan.

2. The proposed development, including deviations from design standards, is compatible with surrounding land uses. The only design standard deviations are with the 42 and 52 ft. wide lots and 6' side yard setbacks as shown on the site development maps, which are consistent with those deviations found in several of the nearby Windermere subdivisions.
3. The proposed development provides adequate open space, circulation, pedestrian orientation, parking, recreation, screening, and landscaping, as exemplified by the proposed linear park/trail system adjacent to the future bluff park.
4. The primary function of the PUD is to encourage development which will preserve and enhance the worthwhile, natural terrain characteristics, and it should not force intense development to utilize all portions of a given site in order to arrive at the maximum density allowed. Staff believe that this proposed project meets the required standards.
5. There exists an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements and to the surrounding development.
6. The proposed PUD plan would afford a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions as previously mentioned (additional open space and trail network).

Recommendation:

Recommend approval of the Planned Unit Development to the City Council, subject to the conditions in the draft Ordinance; and recommend approval of the Preliminary Plat of Bluff View Addition, subject to to the conditions in the draft Resolution.

Budget Impact:
N/A

Attachments:
PUD Ordinance.docx
PP Resolution.docx
BLUFF VIEW LEGAL DESCRIPTION_v1.docx
Site Aerial.pdf
Prelim Plat.pdf
Grading Plans.pdf
Landscape Plans - Bluff View.pdf
Bluff View- Phasing Plan.pdf
Open Space Calcs.pdf
Lot Sizes - Bluff View.pdf

Cottage Series.pdf
Freedom Series.pdf
Tradition Series.pdf
Bluff View - Engineering Memo.docx
Bluff View PUD Amend Narrative_v1 (1).docx
Redlines.pdf

ORDINANCE O2025-___

AN ORDINANCE OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT #10 (BLUFF VIEW) FOR PROPERTY LOCATED NORTH OF LATOUR AVENUE AND WEST OF ZUMBRO AVENUE

WHEREAS, Summergate Development, applicant, and R & J Breeggemann Partnership, property owners, have applied for an amendment to the Planned Unit Development for property located north of LaTour Avenue (adjacent to the SPU water tower in the Windermere neighborhood) and west of Zumbro Avenue; and

WHEREAS, the property is legally described as:

See attached legal description; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on January 9, 2025, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission has recommended to the City Council that the Planned Unit Development be adopted as conditioned in this Ordinance; and

WHEREAS, the City Council heard the matter at its meeting on January 21, 2025; and

NOW, THEREFORE BE IT ORDAINED, that the City Council of the City of Shakopee, Minnesota hereby adopts the following findings of facts relative to the above-named request:

Criteria #1: Is the proposed development consistent in all respects with the comprehensive plan?
Finding #1: The proposed development complies with the current guiding (Suburban Residential and Park & Open Space) for the site.

Criteria #2: Is the proposed development, including deviations from design standards compatible with surrounding land uses?
Finding #2: The only design standard deviations are with the 42 and 52 ft. wide lots and 6' side yard setbacks as shown on the site development maps, which are consistent with those deviations found in several of the nearby Windermere subdivisions.

Criteria #3: Does the proposed development provide adequate open space, circulation, pedestrian orientation, parking, recreation, screening, and landscaping?
Finding #3: The proposed development provides adequate open space, vehicular circulation, pedestrian orientation, parking, recreation, screening, and landscaping, as exemplified by the proposed linear park/trail system adjacent to the future bluff park.

Criteria #4. If the primary function of the PUD is to encourage development which will preserve and enhance worthwhile natural terrain characteristics, it should not force intense development to utilize all portions of a given site in order to arrive at the maximum density allowed.
Finding #4: The primary function of the PUD is to encourage development which will preserve and enhance the worthwhile, natural terrain characteristics, and it should not force intense development to utilize all portions of a given site in order to arrive at the maximum density allowed. Staff believe that this proposed project meets the required standards.

Criteria #5: Does the PUD provide an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements or to surrounding development. The architectural style of buildings shall not solely be a basis for denial or approval of a plan.
Finding #5: There exists an overall compatibility of land uses and overall appearance and compatibility of individual buildings to other site elements and to the surrounding development.

Criteria #6. Whether the proposed PUD plan would offer a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions.
Finding #6: The proposed PUD plan would afford a greater general public benefit than would be realized under the underlying zoning district and/or general zoning provisions as previously mentioned (additional open space and trail network).

BE IT FURTHER ORDAINED, that the property located north of LaTour Avenue (adjacent to the SPU water tower in the Windermere neighborhood) and west of Zumbro Avenue is hereby approved for an amendment to Planned Unit Development District #10 (Bluff View) in the Zoning Ordinance subject to the following conditions:

1. The proposed single-family development shall plat no more than 247 single family lots (58 lots @ 65' wide; 13 lots @ 62' wide with 6' side yard setbacks; 58 lots @ 52 feet wide with 6' side yard setbacks; and 118 lots @ 42' wide with 6' side yard setbacks).
2. Landscaping (including open space and trail construction) shall be provided consistent with City Code requirements and as shown on the submitted landscape plan.
3. Site design and performance standards shall exceed City Code requirements, such as providing a variety of house styles with no structures of the same design/appearance next to each other within this development, exceeding the minimum window percentage, utilizing LP or Hardie Plank siding with stone wainscotting on the front elevations, and no garage dominant designs.
4. The applicant shall provide park dedication fees consistent with City Code requirements at the time of Final Plat recording.
5. The applicant must provide financial security for tree replacement and landscaping in accordance with City Code requirements.
6. The open space area would consist of Outlots A & B only. Outlot F would not be factored into that open space requirement; that proposed area shall include a trail connection to be coordinated with SPU and the city for trail design requirements.
7. Submittal and approval of a Preliminary Plat shall occur prior to any site grading activities.
8. Submittal and approval of a Final Plat consistent with this approved PUD plan shall occur as conditioned in the Preliminary Plat Resolution.

DRAFT

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 21st day of January, 2025.

_____
Mayor of the City of Shakopee

Attest:

_____
Heidi Emerson, Deputy City Clerk

Published in the Shakopee Valley News on the _____ day of _____, 2025.

DRAFT

RESOLUTION R2025-___

A RESOLUTION OF THE CITY OF SHAKOPEE APPROVING THE PRELIMINARY PLAT AMENDMENT OF BLUFF VIEW ADDITION

WHEREAS, Summergate Development, applicant, and R & J Breeggemann Partnership, property owners, have made application for Preliminary Plat Amendment of BLUFF VIEW ADDITION; and

WHEREAS, the property is legally described as:

See attached legal description; and

WHEREAS, notices were duly sent and posted, and a public hearing was held before the Planning Commission on January 9, 2025, at which time all persons present were given an opportunity to be heard; and

WHEREAS, the Planning Commission has recommended to the City Council that the Preliminary Plat Amendment be adopted as conditioned by the draft Ordinance and this Resolution; and

WHEREAS, the City Council reviewed the Preliminary Plat Amendment on January 21, 2025; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shakopee, Minnesota that the Preliminary Plat Amendment of BLUFF VIEW ADDITION is hereby approved subject to the following conditions:

I) The following procedural actions must be addressed prior to the review and release of the recording of a Final Plat:

A. Approval of title by the City Attorney.
B. Park dedication fees in the amount required by the City Code and adopted City fee schedule shall be paid prior to the recording of the final plat.
C. Tree removal and new landscaping shall occur consistent with City Code Sections 151.112 (Landscape Requirements) and 151.113 (Tree Preservation Requirements).
D. Site development shall comply with the conditions noted in the City Engineering memo dated January 2, 2025 (including compliance with red-lined comments).
E. Final Plat approval is contingent upon sanitary sewer, water, and the street being extended to the property from the adjacent parcel to the east.
F. Provide funds for and/or construct 17th Avenue (CSAH 16) and associated improvements located within this plat, consistent with the language included in City Engineering's January 2, 2025 memo.
G. Construction and development of lots shall comply with the design standards of City Code Section 151.034 (Urban Residential Zone), except as specifically approved by the amended PUD.
H. Comply with SPU standard terms and conditions, which include the following:

1. Connect to the existing water and electric utilities to provide comprehensive services to this property and adjacent properties.
2. The developer will be required to pay Trunk Water Charge to SPU for net developable acreage.
3. SPU will pay the developer trunk oversizing where SPU requests pipes larger than required to meet the lateral requirements per SPU Water Policy Manual.
4. Complete construction plans need to be developed with plan & profiles that meet all SPU requirements per the SPU Water Policy Manual.
5. Additional comments to be provided when complete plans are submitted.
6. SPU is in need of a future well site and will contact the developer to negotiate purchase of lot(s).
7. Additional raw watermain may be necessary depending on the potential well siting.

I. Fire hydrants shall be placed in accordance with local requirements and the Minnesota State Fire Code.
J. Provide funds for and/or construct a trail along the property frontage on 17th Avenue (CSAH 16), and construct additional walks and trails as recommended by City Engineering in their January 2, 2025 memo and as shown on the Preliminary Plat plans, consistent with City and County requirements.
K. The open space area would consist of Outlots A & B only. Outlot F would not be factored into that open space requirement; that proposed area shall include a trail connection to be coordinated with SPU and the city for trail design requirements.

Passed in regular session of the City Council of the City of Shakopee, Minnesota held on the 21st day of January, 2025.

_____
Mayor of the City of Shakopee

Attested:

_____
Heidi Emerson, Deputy City Clerk

DRAFT

BLUFF VIEW LEGAL DESCRIPTION

That part of the North Half of the Northwest Quarter, that part of the Southwest Quarter of the Northwest Quarter, that part of the Southeast Quarter of the Northwest Quarter and that part of the Northeast Quarter of the Southwest Quarter all in Section 14, Township 115 North, Range 23 West, Scott County, Minnesota, lying southeasterly of the following described line:

Commencing at the North Quarter corner of said Section 14; thence South 00 degrees 18 minutes 42 seconds East, assumed bearing along the east line of said North Half of the Northwest Quarter, a distance of 991.16 feet to the point of beginning of the line to be described; thence South 27 degrees 42 minutes 44 seconds West, a distance of 403.01 feet to the north line of said Southeast Quarter of the Northwest Quarter; thence South 88 degrees 00 minutes 32 seconds West, along said north line a distance of 538.78 feet; thence South 48 degrees 56 minutes 59 seconds West, a distance of 409.28 feet; thence South 00 degrees 45 minutes 22 seconds West, a distance of 320.82 feet; thence South 67 degrees 26 minutes 45 seconds West, a distance of 657.15 feet; thence South 60 degrees 11 minutes 35 seconds West, a distance of 255.97 feet; thence South 89 degrees 42 minutes 07 seconds West, a distance of 243.61 feet; thence South 12 degrees 35 minutes 35 seconds West, a distance of 211.40 feet to the northwest corner of the East 216.0 feet of the West 698.0 feet of the South 202.0 feet of said Southwest Quarter of the Northwest Quarter; thence South 00 degrees 17 minutes 53 seconds East, along the west line of said East 216.0 feet of the West 698.0 feet of the South 202.0 feet of the Southwest Quarter of the Northwest Quarter, a distance of 202.06 feet to the south line of said Southwest Quarter of the Northwest Quarter and said line there terminating.

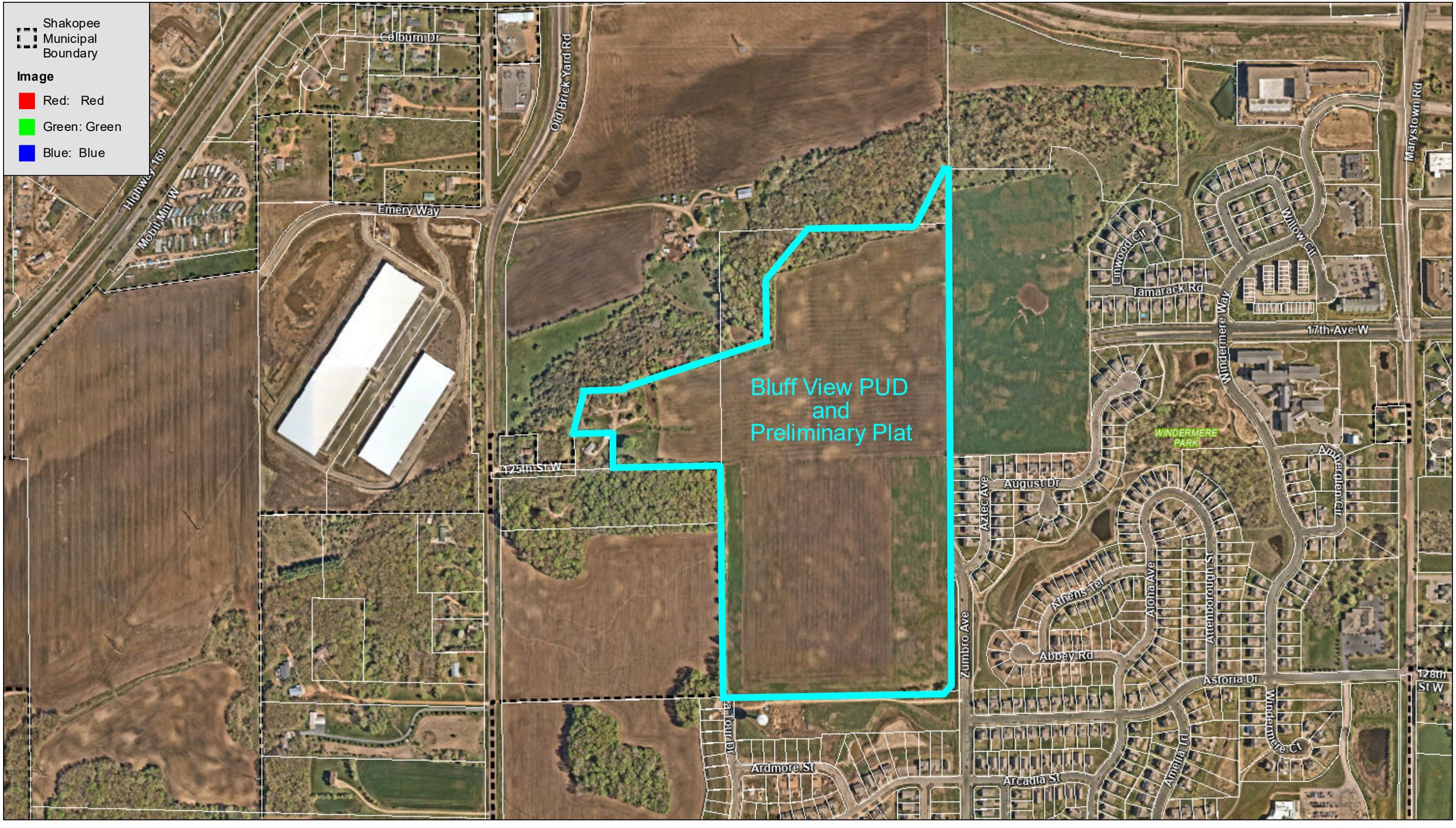
EXCEPTING THEREFROM

The East 216.0 feet of the West 698.0 feet of the South 202.0 feet of the Southwest Quarter of the Northwest Quarter.

AND

Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼) of said Section 14, thence running West thirty-five (35) feet, thence Northeasterly to a point thirty-five (35) feet North of the Southeast corner of said Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼), thence South thirty-five (35) feet to the place of beginning, all in Section fourteen (14), Township one hundred fifteen (115), Range twenty-three (23), now platted as part of Outlot B, WINDERMERE SOUTH 4TH ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

Area: 85.35 acres



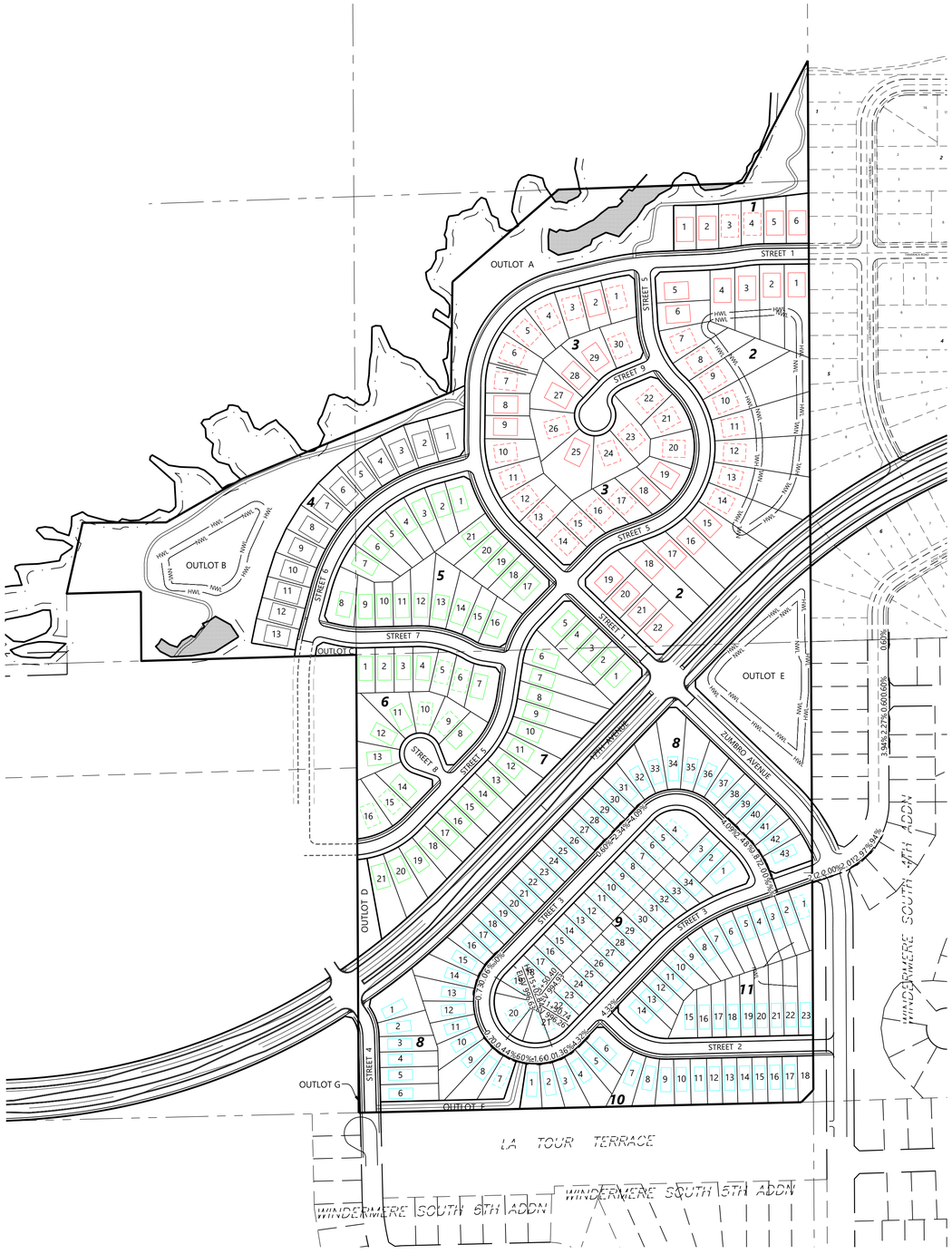
SHAKOPEE

January 2, 2025

0 0.05 0.1 mi

Bluff View PUD & Preliminary Plat Amendment

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PROPOSED PROPERTY DESCRIPTION

That part of the North Half of the Northwest Quarter, that part of the Southwest Quarter of the Northwest Quarter, that part of the Southeast Quarter of the Northwest Quarter and that part of the Northeast Quarter of the Southwest Quarter all in Section 14, Township 115 North, Range 23 West, Scott County, Minnesota, lying southeasterly of the following described line:

Commencing at the North Quarter corner of said Section 14; thence South 00 degrees 18 minutes 42 seconds East, assumed bearing along the east line of said North Half of the Northwest Quarter, a distance of 991.16 feet to the point of beginning of the line to be described; thence South 27 degrees 42 minutes 44 seconds West, a distance of 403.01 feet to the north line of said Southeast Quarter of the Northwest Quarter; thence South 88 degrees 00 minutes 32 seconds West, along said north line a distance of 538.78 feet; thence South 48 degrees 56 minutes 59 seconds West, a distance of 409.28 feet; thence South 00 degrees 45 minutes 22 seconds West, a distance of 320.82 feet; thence South 67 degrees 26 minutes 45 seconds West, a distance of 657.15 feet; thence South 60 degrees 11 minutes 35 seconds West, a distance of 255.97 feet; thence South 89 degrees 42 minutes 07 seconds West, a distance of 243.61 feet; thence South 12 degrees 35 minutes 35 seconds West, a distance of 211.40 feet to the northwest corner of the East 216.0 feet of the West 698.0 feet of the South 202.0 feet of said Southwest Quarter of the Northwest Quarter; thence South 00 degrees 17 minutes 53 seconds East, along the west line of said East 216.0 feet of the West 698.0 feet of the South 202.0 feet of the Southwest Quarter of the Northwest Quarter, a distance of 202.06 feet to the south line of said Southwest Quarter of the Northwest Quarter and said line there terminating.

EXCEPTING THEREFROM

The East 216.0 feet of the West 698.0 feet of the South 202.0 feet of the Southwest Quarter of the Northwest Quarter.

AND

Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼) of said Section 14, thence running West thirty-five (35) feet, thence Northeasterly to a point thirty-five (35) feet North of the Southeast corner of said Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼), thence South thirty-five (35) feet to the place of beginning, all in Section fourteen (14), Township one hundred fifteen (115), Range twenty-three (23), now platted as part of Outlot B, WINDERMERE SOUTH 4TH ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

SITE DEVELOPMENT DATA

• EXISTING ZONING:	R-1B
• PROPOSED ZONING:	PUD
• OVERALL GROSS SITE AREA:	85.34± AC
MAJOR R/W (17TH AVE W):	5.08 AC
MAJOR R/W (ZUMBRO AVE):	1.01 AC
LOCAL STREETS R/W:	13.24 AC
PONDING HWL:	5.70 AC
BLUFF AREA:	0.92 AC
• NET SITE AREA:	59.39 AC
• REQ'D OPEN SPACE (15% OF NET):	8.94 AC
• PROJECT OPEN SPACE PROVIDED: (OUTLOT A, B & F LESS PONDING HWL (1.12AC))	9.54 AC
• DEVELOPMENT SUMMARY	
65' SINGLE FAMILY LOTS (BLKS 1, 2, 3):	58 LOTS
62' SINGLE FAMILY LOTS (BLK 4):	13 LOTS
52' SINGLE FAMILY LOTS (BLKS 5, 6, 7):	58 LOTS
42' SINGLE FAMILY LOTS (BLKS 8, 9, 10, 11):	118 LOTS
TOTAL SINGLE FAMILY LOTS:	247 LOTS
• PROJECT DENSITY:	
GROSS: (247 LOTS / 85.34 AC)	2.89± UN/AC
NET: (247 LOTS / 59.39 AC)	4.16± UN/AC

LOT STANDARDS

STANDARD	R-1B ZONING DISTRICT	65' SINGLE FAMILY	62' SINGLE FAMILY	52' SINGLE FAMILY	42' SINGLE FAMILY
MINIMUM LOT AREA	none listed	8,482 SF	8,190 SF	6,890 SF	5,070 SF
AVERAGE LOT AREA	-	13,305 SF	9,016 SF	9,635 SF	7,007 SF
MINIMUM LOT WIDTH	60' @ FRT SBK	65' @ FRT SBK	62' @ FRT SBK	52' @ FRT SBK	42' @ FRT SBK
MINIMUM CORNER WIDTH	60' @ FRT SBK	82.5' @ FRT SBK	81' @ FRT SBK	71' @ FRT SBK	61' @ FRT SBK
MINIMUM LOT DEPTH	100'	125'	130'	122'	120'
SETBACKS					
FRONT	25'	25'	25'	25'	25'
SIDE INTERIOR LOT	7.5'/7.5' (15' TOTAL)	7.5'/7.5' (15' TOTAL)	6'/6' (12' TOTAL)	6'/6' (12' TOTAL)	6'/6' (12' TOTAL)
SIDE CORNER LOT	25'	25'	25'	25'	25'
REAR	30'	30'	30'	30'	30'

DEVELOPMENT NOTES

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

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Common Ground Alliance

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	OPEN SPACE	CITY	4.34 AC
B	OPEN SPACE / PONDING	CITY	5.94 AC
C	FUTURE DEVELOMENT	DEVELOPER	0.08 AC
D	FUTURE DEVELOPMENT	DEVELOPER	0.31 AC
E	PONDING	HOA	2.75 AC
F	OPEN SPACE / TRAIL	CITY	0.38 AC
G	FUTURE DEVELOPMENT	DEVELOPER	0.01 AC

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

1" = 200'
0' 200' 400' 600'

NOT FOR CONSTRUCTION

BLUFF VIEW

N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C-PPP01.DWG

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 11/27/24
REVISIONS:
1 - -
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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: 11/27/24 LICENSE NO. 53774

BLUFF VIEW
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.

OVERALL PRELIMINARY PLAT

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 3 OF 24
DATE: 11/27/24

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Common Ground Alliance

(16" HIGH PRESSURE PIPELINE)

OUTLOT A
189,164 sf

Bluff Line
20' Bluff Setback
8' Trail
5' Sidewalk
STREET 1
STREET 5
STREET 9
R/W
BLUFF
20' Bluff Setback

1
1 8,588 sf
2 8,537 sf
3 8,522 sf
4 8,518 sf
5 8,880 sf
6 9,359 sf

2
1 18,704 sf
2 16,729 sf
3 14,495 sf
4 11,934 sf
5 13,922 sf
6 11,084 sf
7 12,182 sf
8 14,403 sf
9 19,768 sf

3
1 11,077 sf
2 8,598 sf
3 9,556 sf
4 10,845 sf
5 10,485 sf
6 10,808 sf
7
28 10,530 sf
29 13,119 sf
30 12,018 sf

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

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BLUFF VIEW

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 11/27/24
REVISIONS:
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3 . .
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5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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NICHOLAS T. MEYER
DATE: 11/27/24 LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

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PRELIMINARY PLAT
DETAIL A

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 4 OF 24
DATE: 11/27/24

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BLUFF VIEW

NOT FOR CONSTRUCTION

1" = 50'
0' 50' 100' 150'

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DESIGNED:	-
CHECKED:	-
DRAWN:	-
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 11/27/24
REVISIONS:
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3 - -
4 - -
5 - -

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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NICHOLAS T. MEYER
DATE: 11/27/24 LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

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PRELIMINARY PLAT
DETAIL B

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 5 OF 24
DATE: 11/27/24

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Call 48 Hours before digging:
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Common Ground Alliance

Bluff Line
20' Bluff Setback
8' Trail
OUTLOT B
258,601 sf
OUTLOT C
3,373 sf
STREET 6
STREET 7
STREET 5
STREET 1
5' Sidewalk
34 B-B
60 R/W
1" = 50'
0' 50' 100' 150'
NOT FOR CONSTRUCTION
BLUFF VIEW
N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C-PPP02.DWG

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

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PREPARED FOR:
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17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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NICHOLAS T. MEYER
DATE: 11/27/24 LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

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PRELIMINARY PLAT
DETAIL C

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 6 OF 24
DATE: 11/27/24

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Common Ground Alliance

(16" HIGH PRESSURE GAS PIPELINE)

STREET 6
STREET 7
STREET 5
STREET 1
STREET 8
STREET 2
5' Sidewalk
10' Trail
ZUMBRO AVENUE
11TH AVENUE
OUTLOT C
3,373 sf
OUTLOT E
119,897 sf
659,463 sf
1" = 50'
0' 50' 100' 150'
NOT FOR CONSTRUCTION
BLUFF VIEW
N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C-PPP02.DWG

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 11/27/24
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17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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: 11/27/24 LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

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Toll Free (888) 937-5150 westwoodps.com
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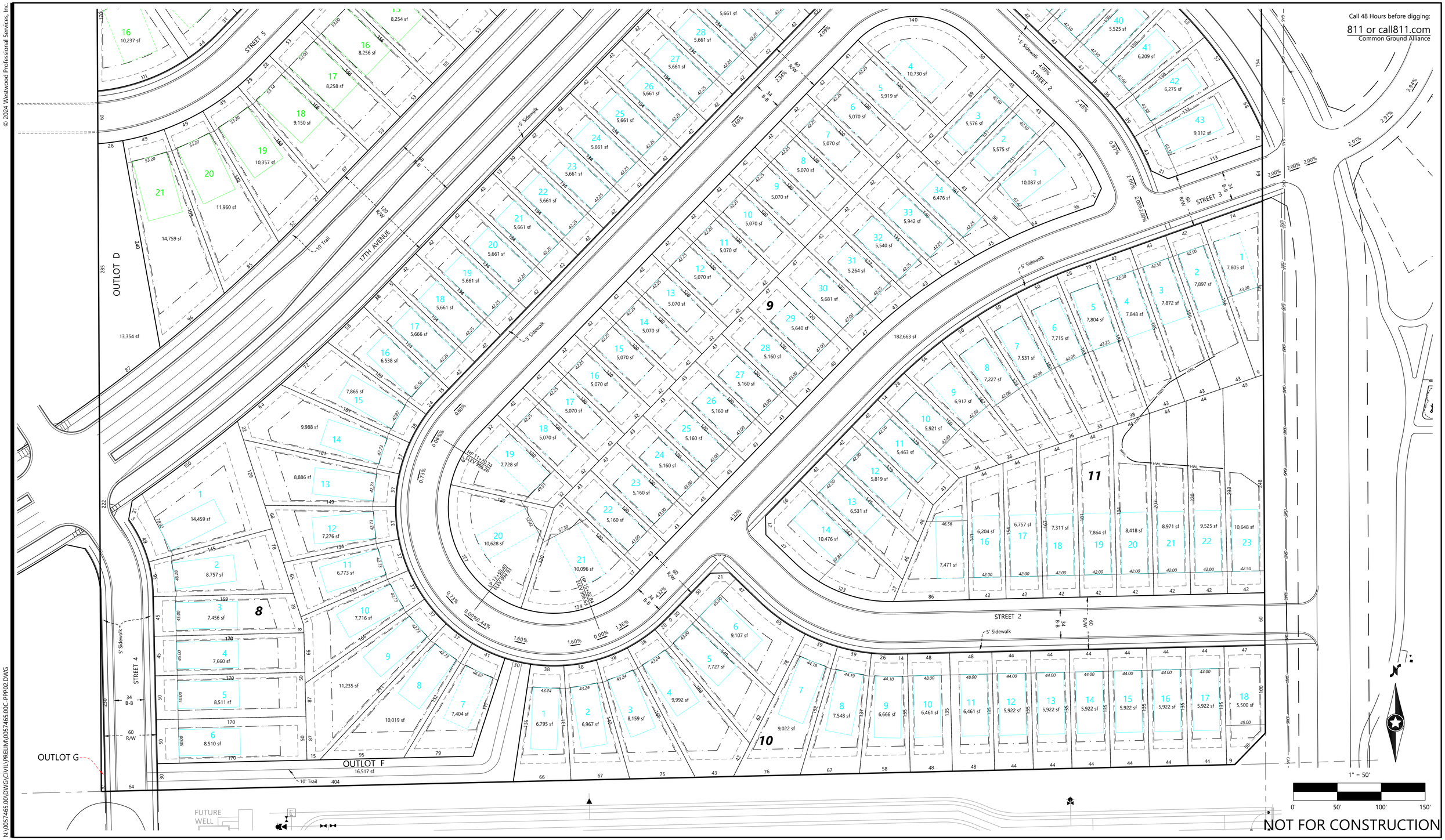
PRELIMINARY PLAT
DETAIL D

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 7 OF 24
DATE: 11/27/24

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1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

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DESIGNED:	.
CHECKED:	.
DRAWN:	.
HORIZONTAL SCALE:	##########
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 11/27/24
REVISIONS:
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3 . .
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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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NICHOLAS T. MEYER
DATE: 11/27/24 LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

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PRELIMINARY PLAT
DETAIL E

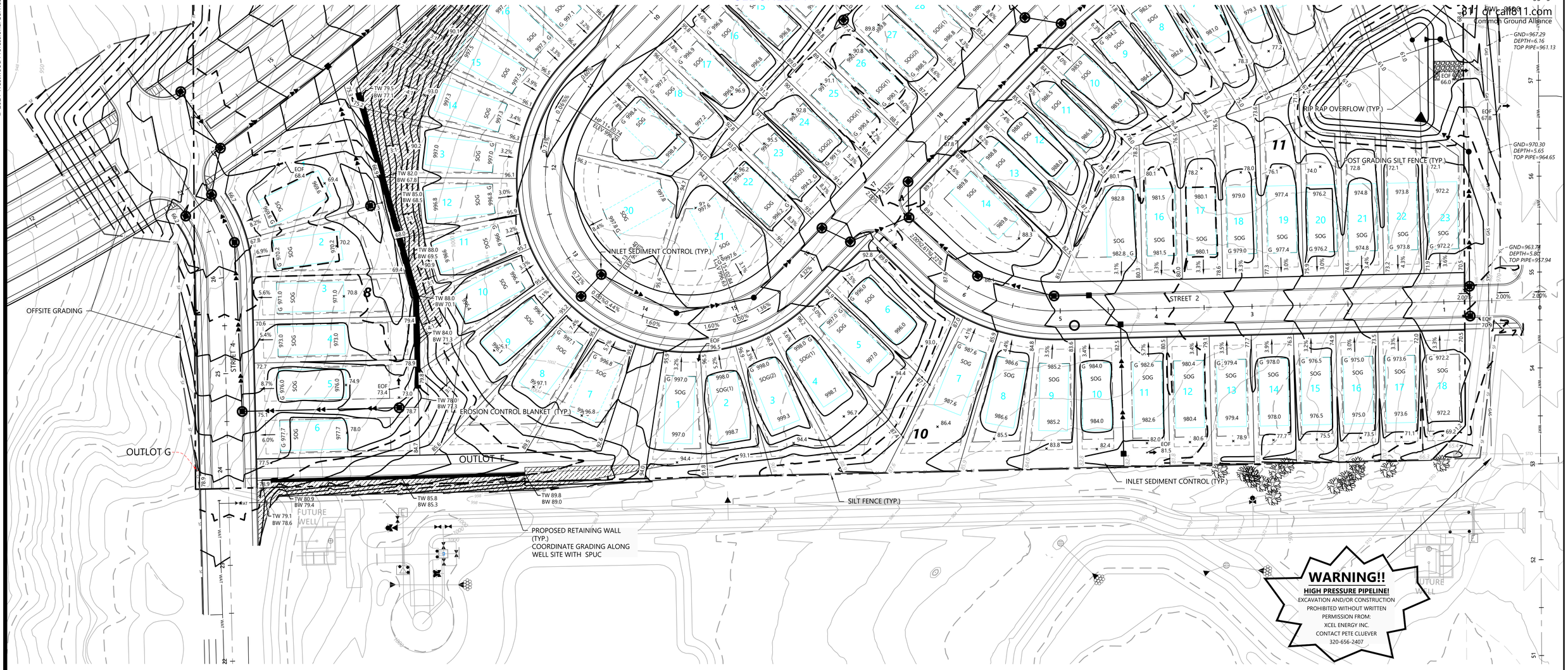
PROJECT NUMBER: 0057465.00

SHEET NUMBER: 8 OF 24
DATE: 11/27/24

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SEE SHEET 11

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GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
× CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
X.XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C_GDP01.DWG

DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 11/27/24
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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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RYAN M. BLUHM
DATE: 11/27/24 LICENSE NO. 41257

BLUFF VIEW
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.

PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0057465.00

SHEET NUMBER: 10 OF 24
DATE: 11/27/24

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SEE SHEET 12

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WARNING!!
HIGH PRESSURE PIPELINE!
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT WRITTEN PERMISSION FROM:
XCEL ENERGY INC.
CONTACT PETE CLUEVER
320-656-2407

INLET SEDIMENT CONTROL (TYP.)
ROCK CONSTRUCTION ENTRANCE (TYP.)
SILT FENCE (TYP.)
EROSION CONTROL BLANKET (TYP.)
OFFSITE GRADING
OUTLOT
17TH AVENUE
STREET 1
STREET 2
STREET 3

GND=968.10
DEPTH=6.55
TOP PIPE=961

GND=973.47
DEPTH=5.85
TOP PIPE=967.62

GND=967.29
DEPTH=6.16
TOP PIPE=961.13

INFILT. BASIN 5
BNCH 961.0
OE 962.5
HWL 966.0

SEE SHEET 10

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
× CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
X.XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

N

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C-GDP01.DWG

DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 11/27/24
REVISIONS:
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5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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

RYAN M. BLUHM
DATE: 11/27/24 LICENSE NO. 41257

BLUFF VIEW
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.

PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0057465.00

SHEET NUMBER: 11 OF 24
DATE: 11/27/24

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SEE SHEET 13

SEE SHEET 15

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Common Ground Alliance

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XCEL ENERGY INC.
CONTACT PETE CLUEVER
320-656-2407

16" HIGH PRESSURE PIPELINE

RIP RAP OVERFLOW (TYP.)

POST GRADING SILT FENCE (TYP.)

INLET SEDIMENT CONTROL (TYP.)

SILT FENCE (TYP.)

EROSION CONTROL BLANKET (TYP.)

INFILT. BASIN 2.1
BNCH 947.0
OE 947.9
HWL 952.3

GND=953.07
DEPTH=6.30
TOP PIPE=946.77

STREET 1
STREET 5
STREET 6
STREET 7
OUTLOT C
119TH AVENUE
ZUMBRO AVENUE

SEE SHEET 11

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
× CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
X.XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

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DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 11/27/24
REVISIONS:
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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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RYAN M. BLUHM
DATE: 11/27/24 LICENSE NO. 41257

BLUFF VIEW
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.

PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0057465.00

SHEET NUMBER: 12 OF 24
DATE: 11/27/24

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SEE SHEET 14

SEE SHEET 15

SEE SHEET 12

EROSION CONTROL BLANKET (TYP.)

BLUFF LINE (TYP.)

SILT FENCE (TYP.)

20' BLUFF SETBACK (TYP.)

INLET SEDIMENT CONTROL (TYP.)

PROPOSED RETAINING WALL (TYP.)

RIP RAP OVERFLOW (TYP.)

POST GRADING SILT FENCE (TYP.)

INFILT. BASIN 2
BNCH 926.5
OE 927.0
HWL 930.9

WARNING!!
HIGH PRESSURE PIPELINE!
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320-656-2407

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Common Ground Alliance

GRADING LEGEND

EXISTING	PROPOSED	
SB-19	SB-19	PROPERTY LINE
980	980	SOIL BORING LOCATION
982	982	INDEX CONTOUR
900.00	900.00	INTERVAL CONTOUR
	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT

EXISTING	PROPOSED	
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
× CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
X.XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

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DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 11/27/24
REVISIONS:

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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RYAN M. BLUHM
DATE: 11/27/24 LICENSE NO. 41257

BLUFF VIEW
SHAKOPEE, MN

Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
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PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 13 OF 24
DATE: 11/27/24

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FIELD ADJUST TRAIL AS NEEDED (TYP.)

(16" HIGH PRESSURE PIPELINE)

WARNING!!
HIGH PRESSURE PIPELINE!
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CONTACT PETE CLUEVER
320-656-2407

OUTLOT A

BLUFF LINE (TYP.)

20' BLUFF SETBACK (TYP.)

SILT FENCE (TYP.)

EROSION CONTROL BLANKET (TYP.)

INLET SEDIMENT CONTROL (TYP.)

STREET 1

STREET 5

PROPOSED RETAINING WALL (TYP.)

POST GRADING SILT FENCE (TYP.)

RIP RAP OVERFLOW (TYP.)

SEE SHEET 13

GRADING LEGEND

EXISTING	PROPOSED	
SB-19	SB-19	PROPERTY LINE
980	980	SOIL BORING LOCATION
982	982	INDEX CONTOUR
900.00	× 900.00	INTERVAL CONTOUR
	HP/LP 900.00	SPOT ELEVATION
		HIGH/LOW POINT

EXISTING	PROPOSED	
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
X.XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

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DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 11/27/24
REVISIONS:
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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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

RYAN M. BLUHM
DATE: 11/27/24 LICENSE NO. 41257

BLUFF VIEW
SHAKOPEE, MN

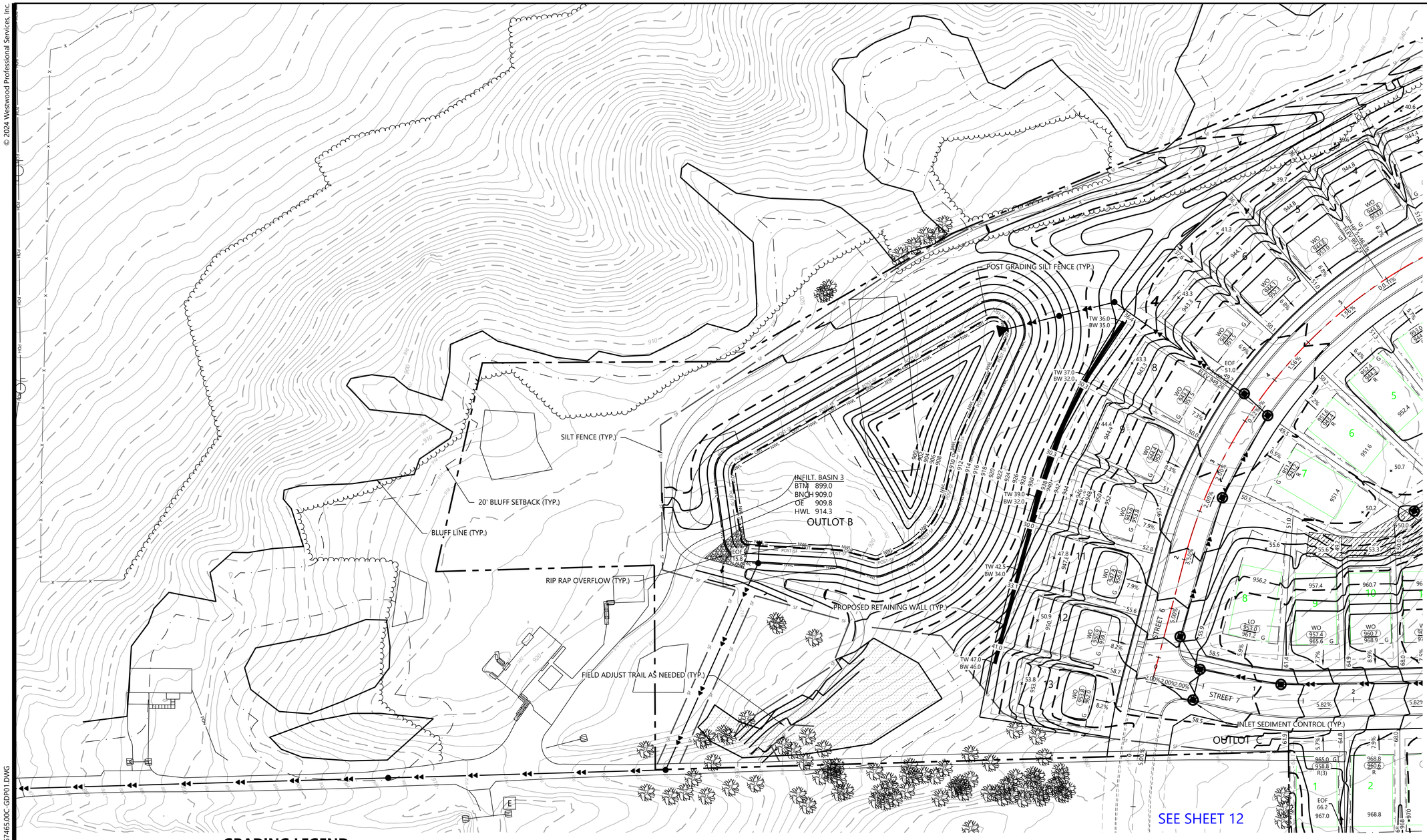
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PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0057465.00

SHEET NUMBER: 14 OF 24
DATE: 11/27/24

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GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
× CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
X.XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

1" = 50'
0' 50' 100' 150'

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DRAWN:	DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

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PREPARED FOR:

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17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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SHAKOPEE, MN

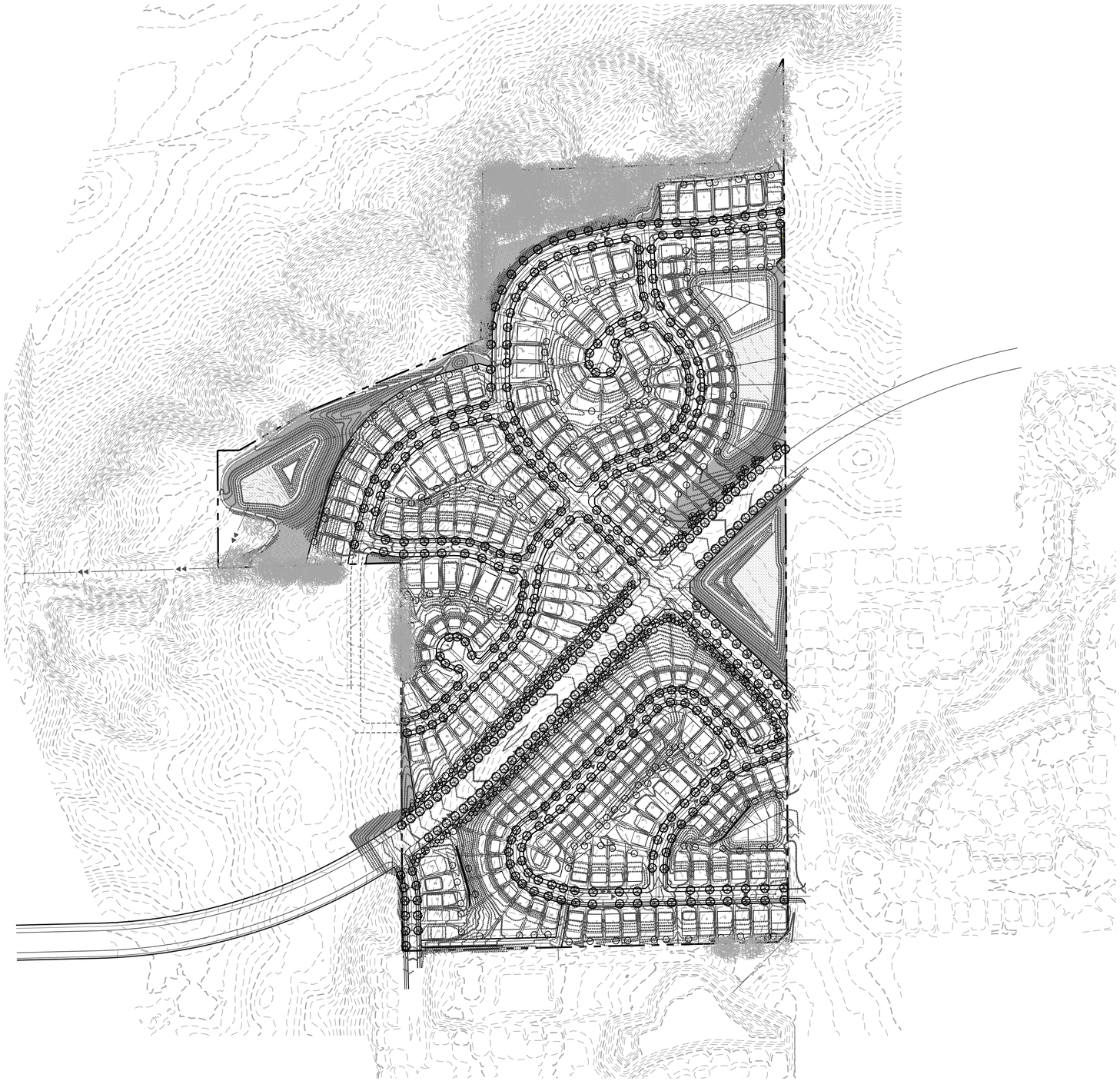
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PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 15 OF 24
DATE: 11/27/24

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PRELIMINARY PLANT SCHEDULE

COMMON / BOTANICAL	SIZE	SPACING	MATURE SIZE
OVERSTORY DECIDUOUS TREES - 446			
River Birch / Betula nigra	2.5" Cal, BB, CLUMP	AS SHOWN	H 50`-70` W 50`
Skyline Honey Locust / Gleditsia triacanthos inermis 'Skyline'	2.5" Cal, BB	AS SHOWN	H 50` W 30`-35`
Swamp White Oak / Quercus bicolor	2.5" Cal, BB	AS SHOWN	H 50`-60` W 60`-80`
Red Oak / Quercus rubra	2.5" Cal, BB	AS SHOWN	H 50`-70` W 40`-50`
Northwood Red Maple / Acer rubrum 'Northwood'	2.5" Cal, BB	AS SHOWN	H 40`-60` W 40`
Autumn Blaze® Freeman Maple / Acer x freemanii 'Jeffersred'	2.5" Cal, BB	AS SHOWN	H 50`-60` W 40`
Sienna Glen® Maple / Acer x freemanii 'Sienna'	2.5" Cal, BB	AS SHOWN	H 40`-50` W 35`-40`
Frontyard® American Linden / Tilia americana 'Bailyard'	2.5" Cal, BB	AS SHOWN	H 60`-70` W 30`-40`
Boulevard American Linden / Tilia americana 'Boulevard'	2.5" Cal, BB	AS SHOWN	H 50`-60` W 25`-30`
Princeton American Elm / Ulmus americana 'Princeton'	2.5" Cal, BB	AS SHOWN	H 60` W 40`-50`
Accolade Elm / Ulmus japonica x wilsoniana 'Morton' TM	2.5" Cal, BB	AS SHOWN	H 70` W 40`-50`
EVERGREEN TREES - 123			
White Fir / Abies concolor	6` Ht, BB	AS SHOWN	H 40`-50` W 15`-30`
Norway Spruce / Picea abies	6` Ht, BB	AS SHOWN	H 50`-70` W 25`-30`
Black Hills Spruce / Picea glauca densata	6` Ht, BB	AS SHOWN	H 35`-45` W 20`-25`
Colorado Spruce / Picea pungens	6` Ht, BB	AS SHOWN	H 40`-60` W 15`-30`
White Pine / Pinus alba	6` Ht, BB	AS SHOWN	H 50`-80` W 25`-40`
Norway Pine / Pinus resinosa	6` Ht, BB	AS SHOWN	H 50`-80` W 30`-40`
Scotch Pine / Pinus sylvestris	6` Ht, BB	AS SHOWN	H 40`-60` W 30`-40`
ORNAMENTAL TREES - 57			
Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	2" Cal, BB, CLUMP	AS SHOWN	H 20`-25` W 15`-18`
Prairie Rose Crabapple / Malus x 'Prairie Rose'	2" Cal, BB	AS SHOWN	H 15`-25` W 10`-15`
Prairifire Crabapple / Malus x 'Prairifire'	2" Cal, BB	AS SHOWN	H 20` W 20`

OVERALL LANDSCAPE REQUIREMENTS

TOTAL TREES REQUIRED: 444 TREES

SINGLE FAMILY RESIDENTIAL REQUIREMENTS: 444 TREES
* EACH LOT SHALL HAVE A MINIMUM OF 2 NON-ORNAMENTAL TREES IN THE FRONT YARD. ONE MAY BE LOCATED IN REAR OR SIDE YARD DUE TO SPACE LIMITATIONS. (222 PROPOSED SINGLE FAMILY LOTS)

TREE REPLACEMENT REQUIREMENTS: 0 TREES
(SEE CALCULATIONS ON TREE PRESERVATION TABLE SHEET)

OVERALL LANDSCAPE PROVISIONS

TOTAL TREE REPLACEMENT PROVIDED:	848 TREES
* STREET TREES:	414 TREES
* OVERSTORY YARD TREES (BY HOMEBUILDER):	222 TREES
* BUFFER DECIDUOUS TREES:	32 TREES
* BUFFER EVERGREEN TREES:	123 TREES
* BUFFER ORNAMENTAL TREES:	57 TREES

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- BUFFER OVERSTORY DECIDUOUS TREES
- FUTURE YARD OVERSTORY DECIDUOUS TREES
- BUFFER EVERGREEN TREES
- SMALL OVERSTORY TREES
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN

NATIVE SEEDING LEGEND

DENOTES MESIC PRAIRIE SOUTHEAST NATIVE MIX (35-641) TOTAL AREA (6.3 AC)

DENOTES WET MEADOW SOUTH & WEST NATIVE MIX (34-271) TOTAL AREA (3.5 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
* TURF WITHIN R/W TO BE HYDROSEEDED.
* SEE CITY OF SHAKOPEE 3 YEAR NATIVE PLANT SEEDING & MAINTENANCE PLAN REQUIREMENTS BEFORE BEGINNING WORK.

NOTES:

1. STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
2. TREES SHALL BE PLANTED IN FRONT OF SINGLE FAMILY LOTS 4'-1/2" FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
5. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
6. NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
7. NO TREES SHOULD BE LOCATED WITHIN STORM POND ACCESS ROUTE.
8. NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.

1" = 200'

0' 200' 400' 600'

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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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NICHOLAS T. MEYER
DATE: 11/28/22 LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

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OVERALL PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0035169.00

SHEET NUMBER: 47 OF 62

DATE: 11/28/22

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TRAIL TO BE FIELD FIT. DISTURBANCE SHALL BE SEEDED WITH: MESIC PRAIRIE SOUTHEAST NATIVE MIX (35-641)

OUTLOT A

DISTURBANCE SHALL BE SEEDED WITH: MESIC PRAIRIE SOUTHEAST NATIVE MIX (35-641)

STREET 1

STREET 5

33

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- BUFFER OVERSTORY DECIDUOUS TREES
- FUTURE YARD OVERSTORY DECIDUOUS TREES
- BUFFER EVERGREEN TREES
- SMALL OVERSTORY TREES
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

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VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 11/28/22
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LAKEVILLE, MINNESOTA, 55044

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SHAKOPEE, MN

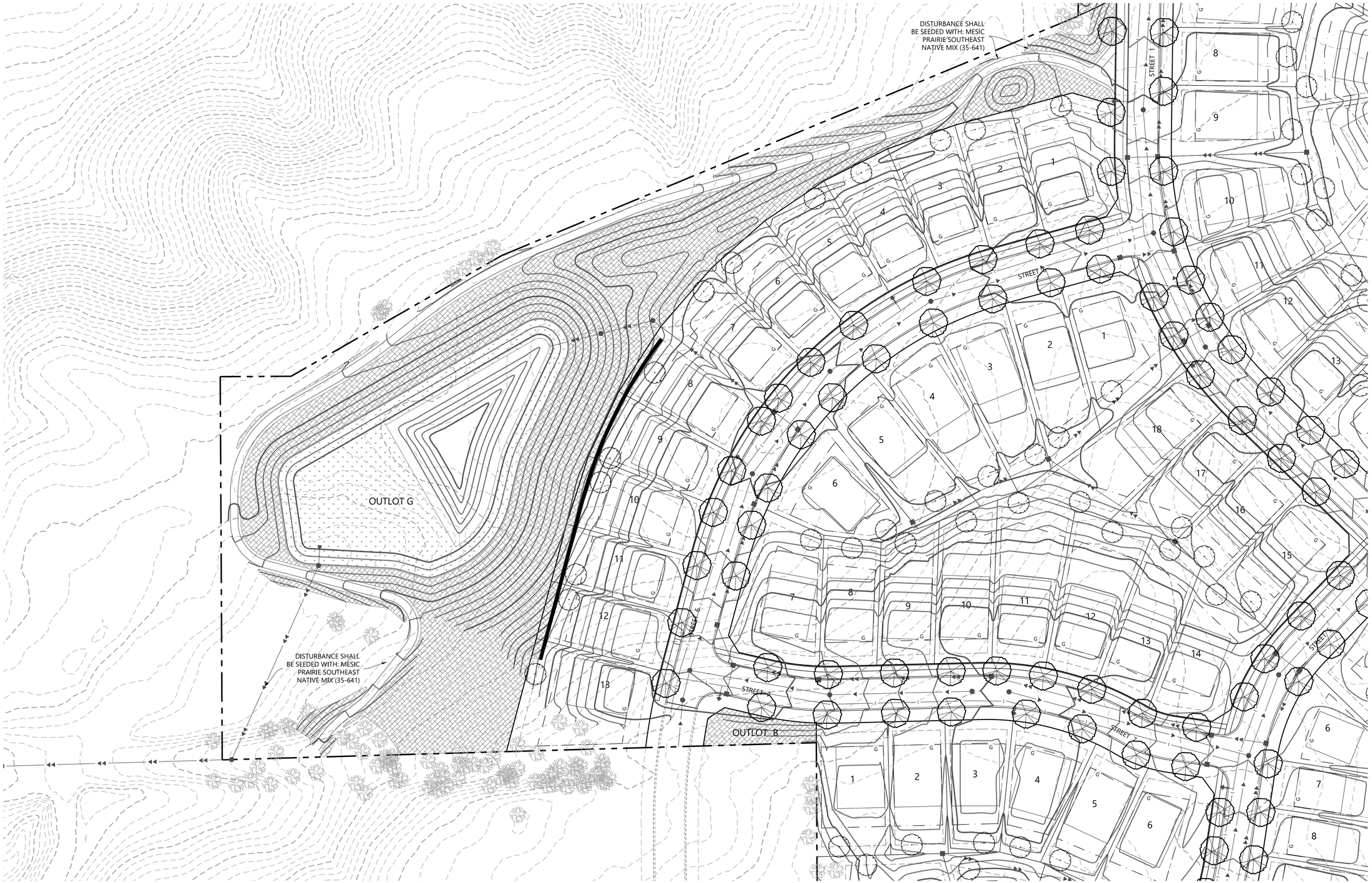
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PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0035169.00

SHEET NUMBER: 48 OF 62
DATE: 11/28/22

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PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- BUFFER OVERSTORY DECIDUOUS TREES
- FUTURE YARD OVERSTORY DECIDUOUS TREES
- BUFFER EVERGREEN TREES
- SMALL OVERSTORY TREES
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

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VERTICAL SCALE: 10' OR 5'

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LAKEVILLE, MINNESOTA, 55044

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PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0035169.00

SHEET NUMBER: 49 OF 62
DATE: 11/28/22

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DISTURBANCE SHALL BE SEEDED WITH: MESIC PRAIRIE SOUTHEAST NATIVE MIX (35-641)

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

17TH AVENUE

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- BUFFER OVERSTORY DECIDUOUS TREES
- FUTURE YARD OVERSTORY DECIDUOUS TREES
- BUFFER EVERGREEN TREES
- SMALL OVERSTORY TREES
- EXISTING CONIFEROUS TREE TO REMAIN
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PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0035169.00

SHEET NUMBER: 50 OF 62

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OUTLOT D

STREET 1
STREET 2
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STREET 4
STREET 5
STREET 6
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STREET 28

ZUMBRO AVENUE

77TH AVENUE

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- BUFFER OVERSTORY DECIDUOUS TREES
- FUTURE YARD OVERSTORY DECIDUOUS TREES
- BUFFER EVERGREEN TREES
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PRELIMINARY
LANDSCAPE PLAN

PROJECT NUMBER: 0035169.00

SHEET NUMBER: 51 OF 62
DATE: 11/28/22

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17TH AVENUE
STREET
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OUTLOT E
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PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES
- BUFFER OVERSTORY DECIDUOUS TREES
- FUTURE YARD OVERSTORY DECIDUOUS TREES
- BUFFER EVERGREEN TREES
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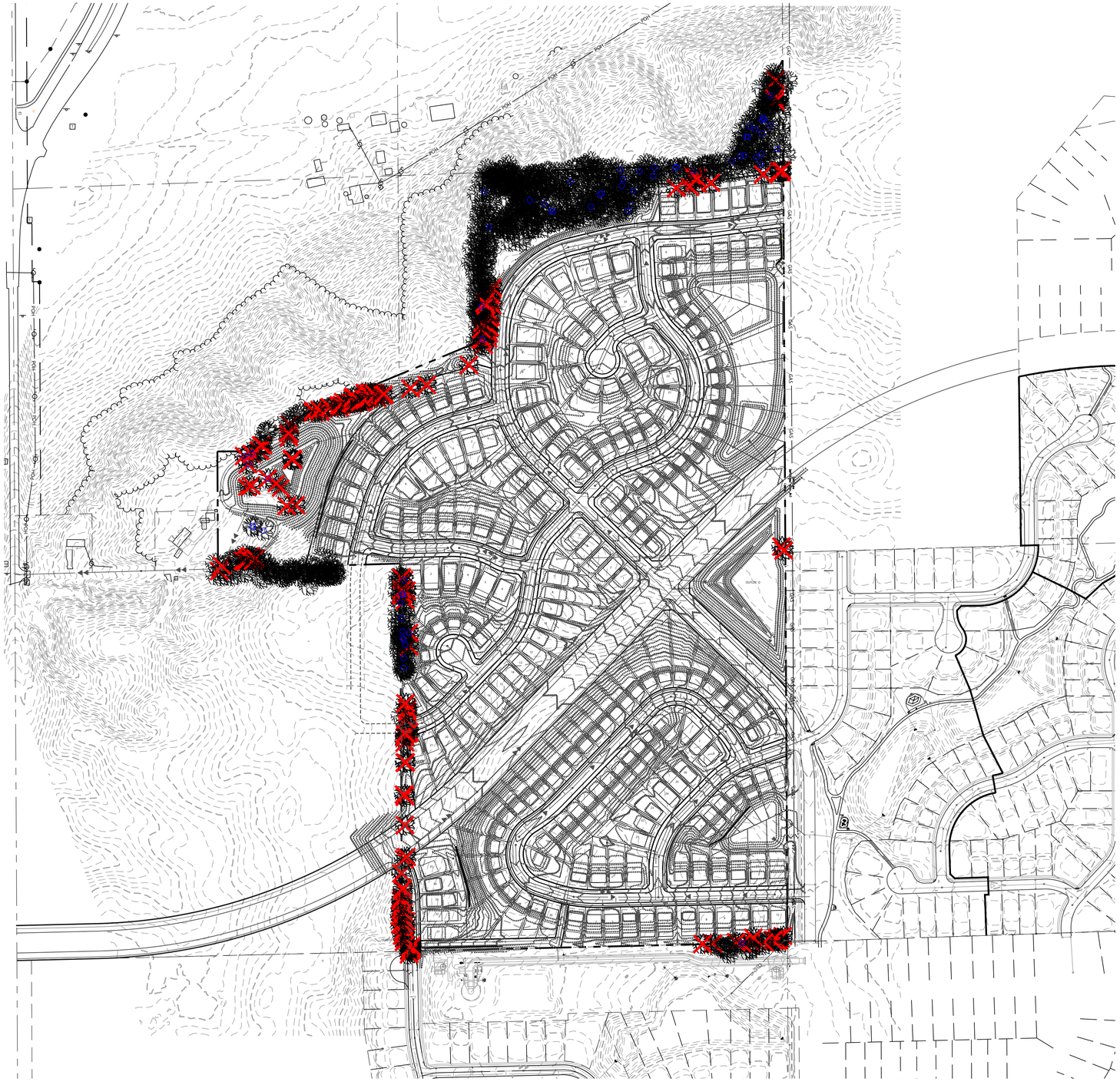
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PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 0035169.00

SHEET NUMBER: 52 OF 62
DATE: 11/28/22

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TREE PRESERVATION REGULATIONS

COMMON TREE:
POPLAR; RED MAPLE; ASH; ELM; CEDAR; MULBERRY; BALSAM FIR; BIRCH; PINE; SPRUCE; TAMARACK; BLACK LOCUST; OR OTHER FAST GROWING DECIDUOUS TREES NOT LISTED AS AN EXCEPTIONAL TREE. TREES THAT ARE NOT INCLUDED IN OVERALL TREE INVENTORY AND ARE NOT REQUIRED TO BE REPLACED ARE ASH, BUCKTHORN, WILLOW, FRUIT TREES, COTTONWOOD.

EXCEPTIONAL TREE:
OAK; HICKORY; BASSWOOD; SUGAR MAPLE; BLACK MAPLE; CHERRY; CATALPA; WALNUT; HACKBERRY; HORNBEAM; COFFEE TREE; BUTTERNUT; BUCKEYE; OR HORSE CHESTNUT.

HIGH PRIORITY TREE:
AN EXCEPTIONAL TREE 15 INCHES DBH OR GREATER, OR ANY TREE THE CITY HAS A STRONG DESIRE TO PRESERVE AND IS DECLARED HEALTHY BY THE CITY'S STAFF.

SIGNIFICANT TREE:
A LIVING SPECIMEN OF A WOODY PLANT SPECIES THAT IS EITHER AN EXCEPTIONAL TREE WHOSE DIAMETER IS 4 INCHES OR GREATER DBH; A COMMON TREE WHOSE DIAMETER IS SIX INCHES OR GREATER DBH, OR A MULTI-STEM TREE WITH 2 OR MORE STEMS MEASURING FOUR INCHES OR GREATER IN DIAMETER MEASURED ABOVE THE ROOT COLLAR.

HAZARD TREE:
A TREE POSING A THREAT TO PROPERTY OR PEOPLE THAT HAS VISIBLE HAZARDOUS DEFECTS SUCH AS DEAD WOOD, CRACKS, WEAK BRANCH UNIONS, DECAY, CANKERS, ROOT PROBLEMS, OR POOR TREE ARCHITECTURE AS DEFINED BY THE U.S. DEPARTMENT OF AGRICULTURE, FOREST SERVICE, NORTHEASTERN AREA'S PUBLICATION HOW TO RECOGNIZE HAZARDOUS DEFECTS IN TREES (NA-FR-01-96).

TREE PRESERVATION CALULATIONS

TREE PRESERVATION	
TOTAL ONSITE SIGNIFICANT CALIPER INCHES:	6,413 CAL IN.
ALLOWABLE TREE REMOVAL:	2,886 CAL IN.
RESIDENTIAL BUILDINGS 6 UNIS OR LESS (30%)	1,924 CAL IN.
INFRASTRUCTURE REMOVALS (up to 15%)	961.95 CAL IN.
ACTUAL TREE REMOVAL:	2,453 CAL IN.
RESIDENTIAL COMMON TREE REMOVAL (1:1)	1,056 CAL IN.
RESIDENTIAL EXCEPTIONAL TREE REMOVAL (1:1)	169 CAL IN.
HIGH PRIORITY TREE REMOVAL (1: 1.5)	295.5 CAL IN.
INFRASTRUCTURE TREE REMOVAL (1:1.5)	932 CAL IN.
TOTAL CALIPER INCHES TO BE REPLACED:	0 CAL IN.
TREE REPLACEMENT REQUIRED:	0 TREES
ALL REPLACEMENT TREES SHALL COUNT AS 2 in. OF THE REMOVED DBH	
ACTUAL TREE SAVED CREDIT:	1288 TREES
RESIDENTIAL COMMON TREE SAVED (1:1)	192 TREES
RESIDENTIAL EXCEPTIONAL TREE SAVED (1:4)	744 TREES
RESIDENTIAL HIGH PRIORITY TREE SAVED (1:8)	352 TREES
*30% OF TREE REPLACEMENT CAN COME FROM TREE CREDIT	NA TREES
FINAL TREE REPLACEMENT REQUIRED:	**0 TREES**

LEGEND

- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES HIGH PRIORITY TREE
- DENOTES HIGH PRIORITY TREE TO BE REMOVED
- SF — DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

1" = 200'

0' 200' 400' 600'

NOT FOR CONSTRUCTION

BLUFF VIEW

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

N:\0035169.00\DWG\CIVIL\PRELIM\0035169.00C-TPP01.DWG

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 200.000001'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 11/28/22
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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: 11/28/22 LICENSE NO. 53774

BLUFF VIEW
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.

OVERALL TREE PRESERVATION PLAN

PROJECT NUMBER: 0035169.00

SHEET NUMBER: 54 OF 62
DATE: 11/28/22

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TREE REMOVAL TO COINCIDE WITH DISTURBANCE LIMITS DENOTED BY SILT FENCE UNLESS NOTED OTHERWISE

TREE REMOVAL TO COINCIDE WITH DISTURBANCE LIMITS DENOTED BY SILT FENCE UNLESS NOTED OTHERWISE

OUTLOT A

33

HIGH PRESSURE PIPELINE (16" GAS)

LEGEND

- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES HIGH PRIORITY TREE
- DENOTES HIGH PRIORITY TREE TO BE REMOVED
- SF — DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

N:\0035169.00\DWG\CIVIL\PRELIM\0035169.00C-TPP01.DWG

BLUFF VIEW

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 11/28/22
REVISIONS:
1 - -
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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NICHOLAS T. MEYER
DATE: 11/28/22 LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

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Toll Free (888) 937-5150 | westwoodps.com
Westwood Professional Services, Inc.

TREE PRESERVATION PLAN

PROJECT NUMBER: 0035169.00

SHEET NUMBER: 55 OF 62
DATE: 11/28/22

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TREE REMOVAL TO COINCIDE WITH DISTURBANCE LIMITS DENOTED BY SILT FENCE UNLESS NOTED OTHERWISE

OUTLOT G

OUTLOT B

TREE REMOVAL TO

LEGEND

- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES HIGH PRIORITY TREE
- DENOTES HIGH PRIORITY TREE TO BE REMOVED
- SF — DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

N:\0035169.00\DWG\CIVIL\PRELIM\0035169.00C_TPP01.DWG

BLUFF VIEW

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 11/28/22
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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: 11/28/22 LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

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TREE PRESERVATION PLAN

PROJECT NUMBER: 0035169.00

SHEET NUMBER: 56 OF 62

DATE: 11/28/22

PHASE I

PHASE II

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT G

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

STREET 7

STREET 8

STREET 9

ZUMBRO AVENUE

HWL

NWL

0.60%

2.34%

4.09%

2.48%

2.00%

2.97%

0.73%

0.06%

0%

0.70%

0.44%

1.60%

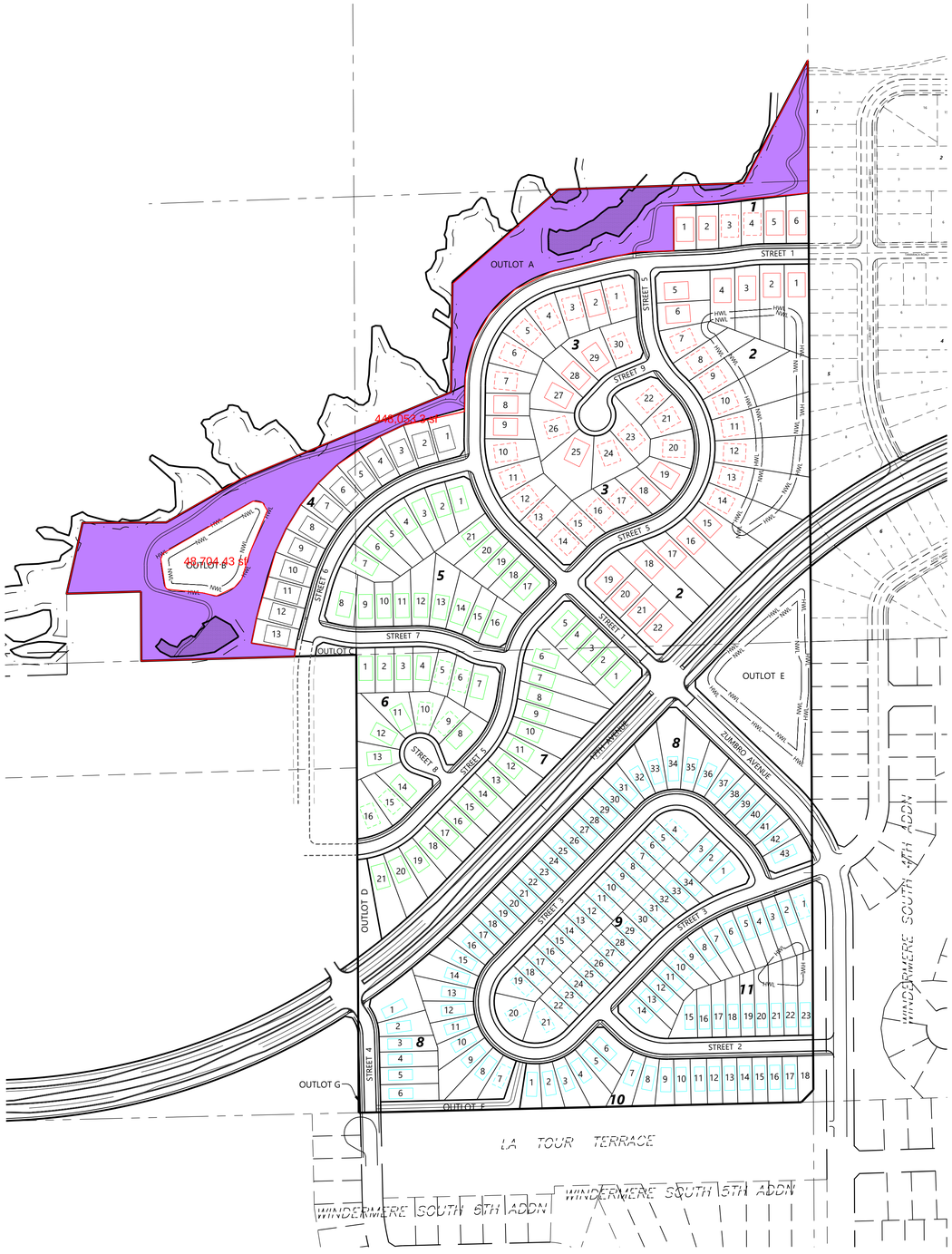
0.01%

36%

4.32%

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OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	OPEN SPACE	CITY	4.34 AC
B	OPEN SPACE / PONDING	CITY	5.94 AC
C	FUTURE DEVELOMENT	DEVELOPER	0.08 AC
D	FUTURE DEVELOPMENT	DEVELOPER	0.31 AC
E	PONDING	HOA	2.75 AC
F	OPEN SPACE / TRAIL	CITY	0.38 AC
G	FUTURE DEVELOPMENT	DEVELOPER	0.01 AC

DEDICATED OPEN SPACE

- OVERALL GROSS SITE AREA: 85.34± AC
  - MAJOR R/W (17TH AVE W): 5.08 AC
  - MAJOR R/W (ZUMBRO AVE): 1.01 AC
  - LOCAL STREETS R/W: 13.24 AC
  - PONDING HWL: 5.70 AC
  - BLUFF AREA: 0.92 AC
- NET SITE AREA: 59.39 AC
- REQ'D OPEN SPACE (15% OF NET): 8.91 AC
- PROJECT OPEN SPACE PROVIDED: 9.16 AC
  (OUTLOT A, & B LESS PONDING HWL (1.12AC))

PROJECT OPEN SPACE PROVIDED

1" = 200'
0' 200' 400' 600'

NOT FOR CONSTRUCTION

N:\0057465.00\DWG\CIVIL\0057465.00C-SK01-OS.DWG

BLUFF VIEW

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: 200'
VERTICAL SCALE:

INITIAL ISSUE: 12/10/2024
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

DATE: _____ LICENSE NO. _____

BLUFF VIEW
SHAKOPEE, MN

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Westwood Professional Services, Inc.

OPEN SPACE EXHIBIT

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 1 OF 1
DATE: 12/10/2024

SITE DEVELOPMENT FOR D.R. HORTON

65' SINGLE FAMILY (HORTON PRODUCT)
58 TOTAL LOTS
PADS: 50' X 65'

FRONT SBK	25'
CORNER SBK	25' (82.5' WIDE LOT)
SIDE YARD SBK	7.5'/7.5'; 15' TOTAL
REAR SBK	30'

62' SINGLE FAMILY (FREEDOM SERIES 3-CAR)
13 TOTAL LOTS
PADS: 50' X 70' TARGET PAD DEPTH

FRONT SBK	25'
CORNER SBK	25' (81' WIDE LOT)
SIDE YARD SBK	6'/6''; 12' TOTAL
REAR SBK	30'

52' SINGLE FAMILY (FREEDOM SERIES 2-CAR)
58 TOTAL LOTS
PADS: 40' X 70' TARGET PAD DEPTH

FRONT SBK	25'
CORNER SBK	25' (71' WIDE LOT)
SIDE YARD SBK	6'/6''; 12' TOTAL
REAR SBK	30'

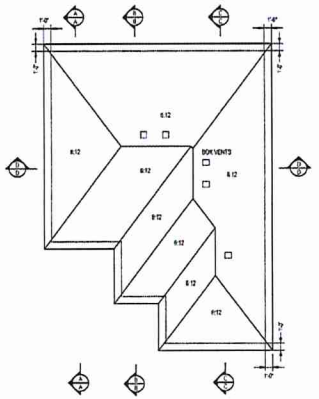
42' SINGLE FAMILY (ALL SLAB PRODUCT)
118 TOTAL LOTS
PADS: 30' X 65' (120' DEEP)

FRONT SBK	25'
CORNER SBK	25' (61' WIDE LOT)
SIDE YARD SBK	6'/6''; 12' TOTAL
REAR SBK	30'



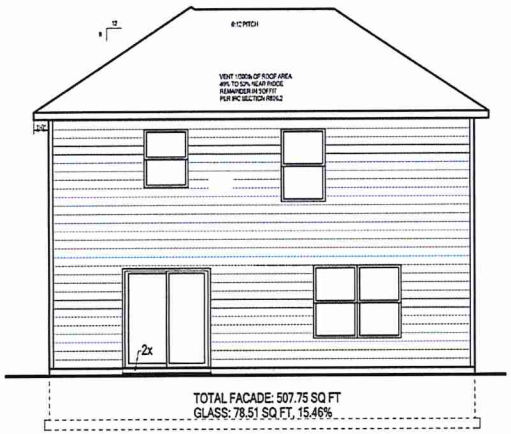


C305 'EDEN'
ELEVATION A



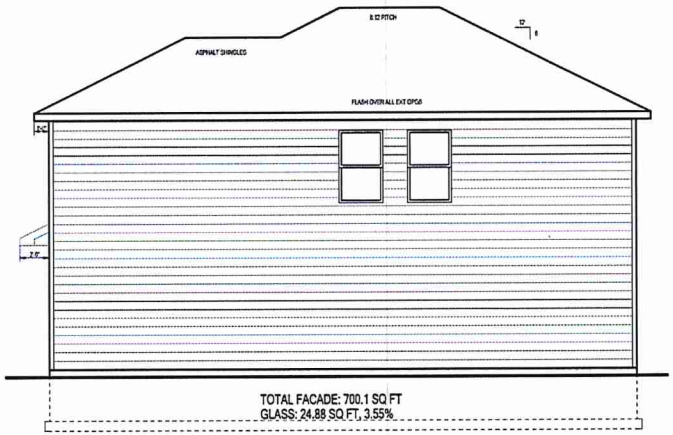
ROOF PLAN
1/4"=1'-0"

SIDING LEGEND	
REF	PRODUCT
A	LAP SIDING "A"
B	LAP SIDING "B"
C	BOARD-N-BATTEN
D	5" TRIM - VINYL LINEAL
E	6 1/2" VINYL BEAD BD



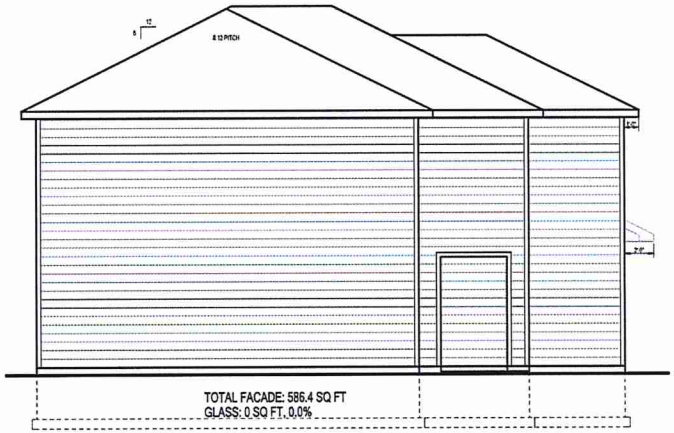
TOTAL FACADE: 507.75 SQ FT
GLASS: 78.51 SQ FT, 15.46%

EDEN REAR



TOTAL FACADE: 700.1 SQ FT
GLASS: 24.88 SQ FT, 3.55%

EDEN-RIGHT ELEVATION



TOTAL FACADE: 586.4 SQ FT
GLASS: 0 SQ FT, 0.0%

EDEN-LEFT ELEVATION

C305 'EDEN' A FRONT

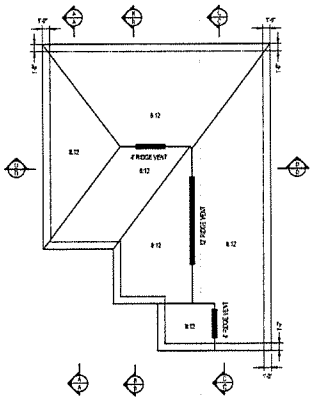
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A D.R. HORTON COMPANY
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MN 55044 (952)985-7272

C305 EDEN - A FRONT	1.0
FROM: HOUSTON/CAROLINAS	
MN DRAWN: 7-1-24-LL	X
REVISED: 8-17-24-LL	
REVISED: 10-7-24-LL	

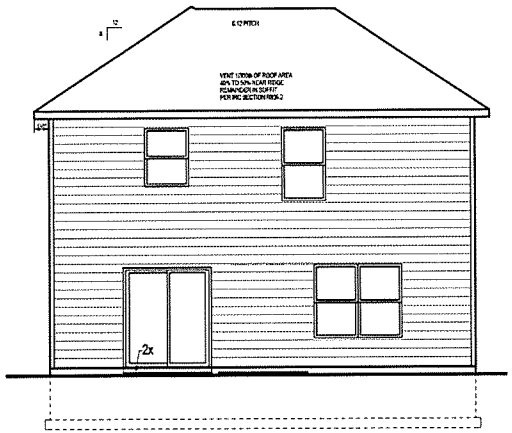


EDEN
ELEVATION B

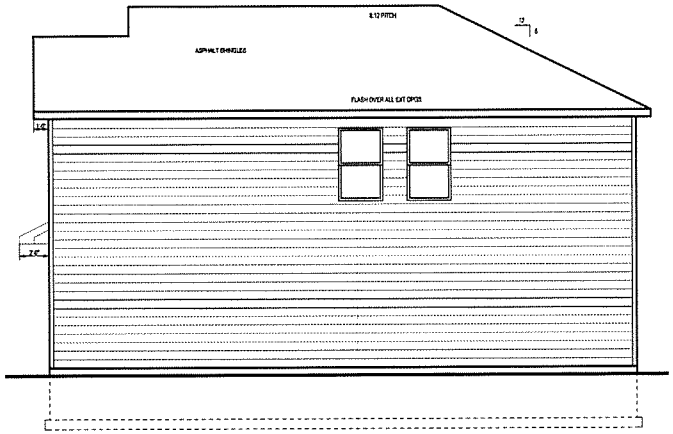


ROOF PLAN
1/4"=1'-0"

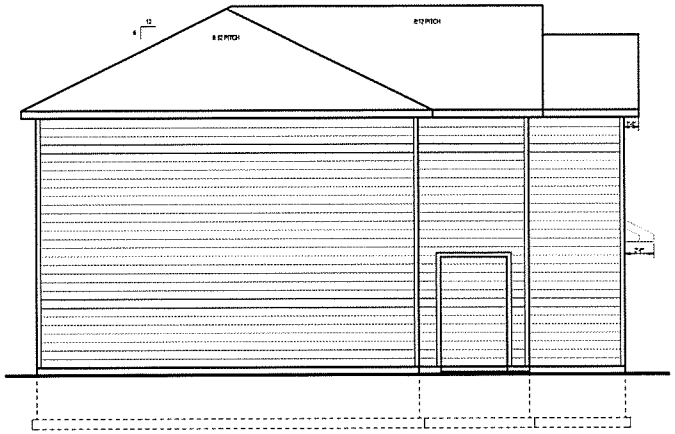
SIDING LEGEND	
REF	PRODUCT
Ⓐ	LAP SIDING "A"
Ⓑ	SHAKES
Ⓒ	BOARD-N-BATTEN
Ⓓ	5" TRIM - VINYL LINEAL
Ⓔ	6 1/2" VINYL BEAD BD



EDEN REAR
ELEVATION B



EDEN-RIGHT ELEVATION
ELEVATION B



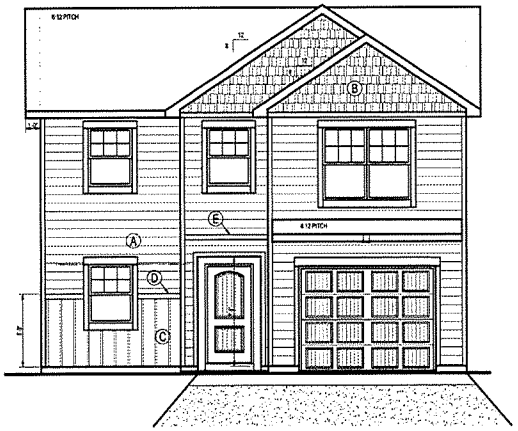
EDEN-LEFT ELEVATION
ELEVATION B

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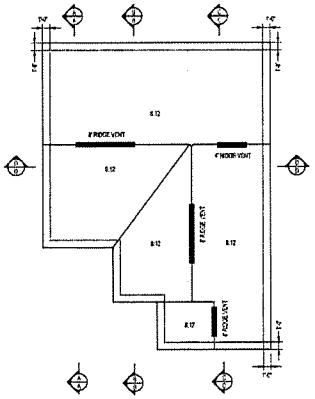
C305 'EDEN' B FRONT

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10800 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MN 55044 (952)985-7272

SHT:	
C305 EDEN - B FRONT	1.0
DRAWN: 7-7-24-LL	
REVISED: 8-17-24-LL	X
REVISED: 10-7-24-LL	

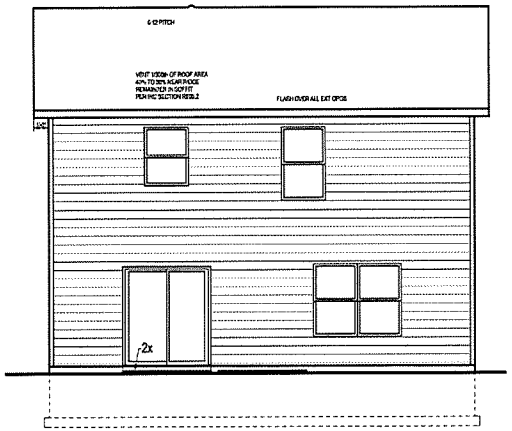


EDEN
ELEVATION C

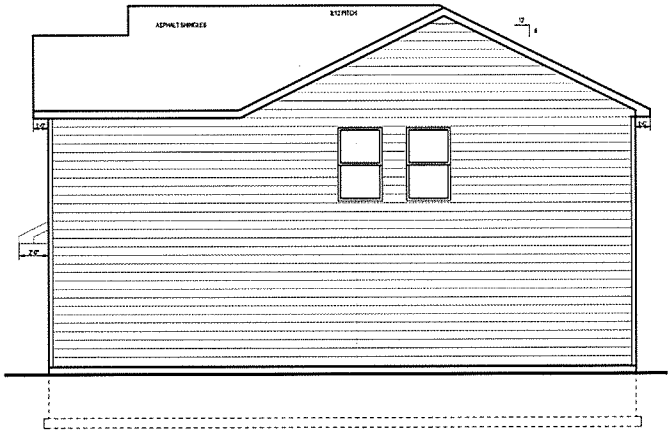


ROOF PLAN
1/4"=1'-0"

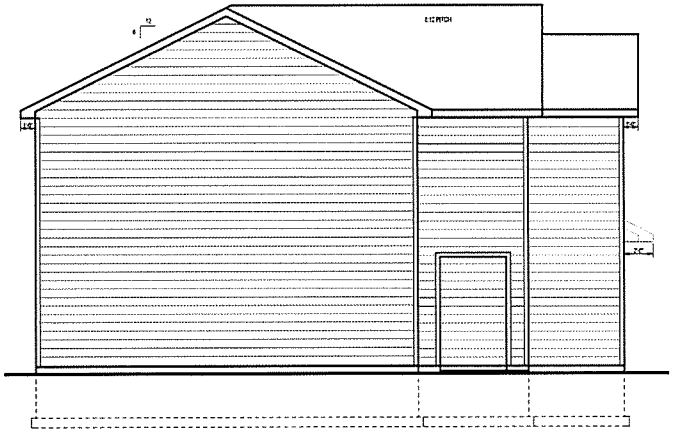
SIDING LEGEND	
REF	PRODUCT
(A)	LAP SIDING "A"
(B)	SHAKES
(C)	BOARD-N-BATTEN
(D)	5" TRIM - VINYL LINEAL
(E)	6 1/2" VINYL BEAD BD



EDEN REAR
ELEVATION C



EDEN-RIGHT ELEVATION
ELEVATION C



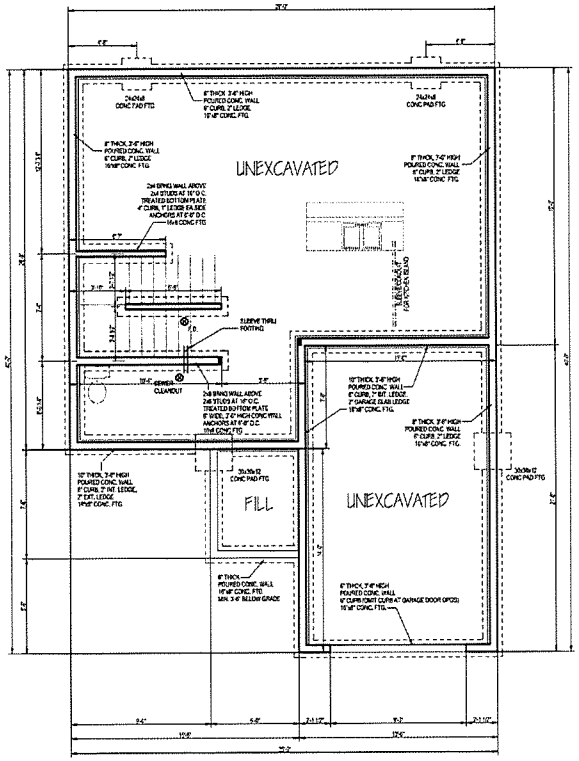
EDEN-LEFT ELEVATION
ELEVATION C

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C305 'EDEN' C FRONT

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C305 EDEN-C FRONT	1.0
MM/DD/YYYY 2-12-24-LL	
REVISED: 8-12-24-LL	
REVISED: 10-7-24-LL	X



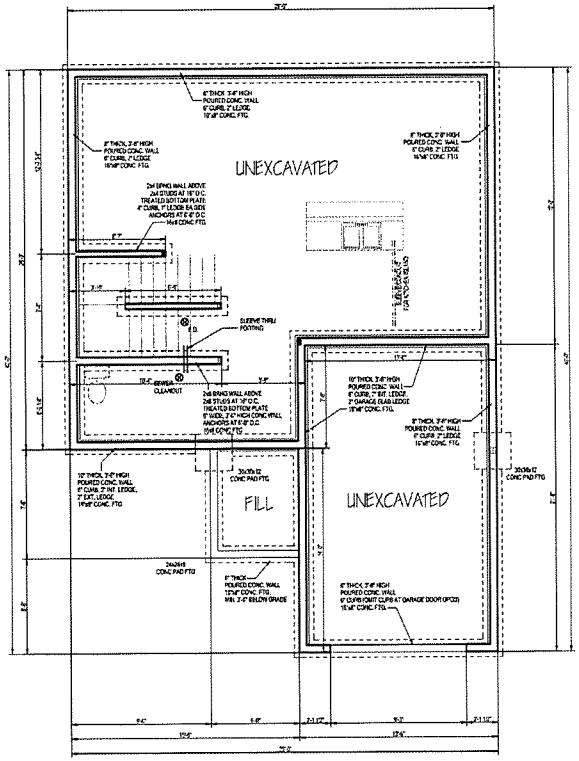
FOUNDATION PLAN
1/4"=1'-0"

C305 'EDEN'

A AND B FRONT

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C305 EDEN	3.0
FROM HOUSTON NC 4-ROLINAS	
MN DRAWN 7-17-24-LL	X
REVISED 7-17-24-LL	



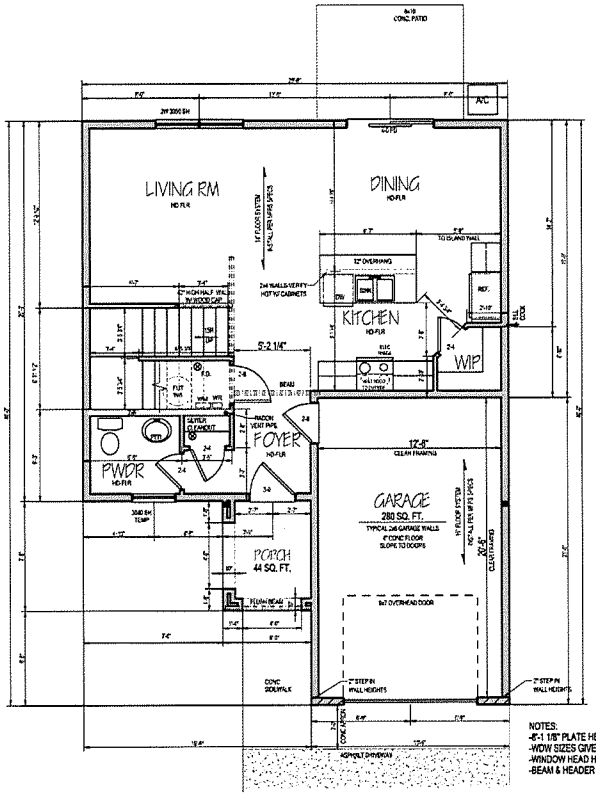
FOUNDATION PLAN
1/4"=1'-0"

C305 'EDEN'

C FRONT

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C305 EDEN -C FRONT	3.0
MID DRAWN: 7-17-24 LL	
REVISED: 8-17-24 LL	
REVISED: 10-7-24 LL	X

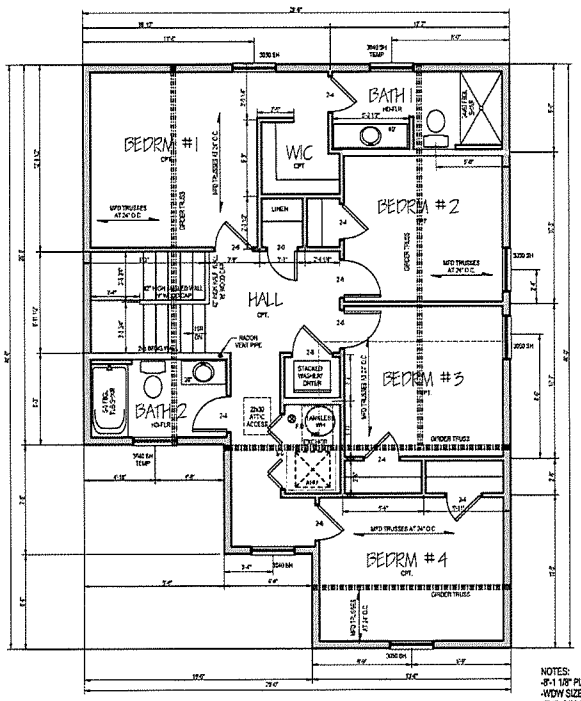


662 SQ. FT.
INCLUDING MECH ROOM

1ST FLOOR PLAN

1/4"=1'-0"

NOTES:
-F-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-WINDOW HEAD HEIGHT AT 8'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR



950 SQ. FT.

2ND FLOOR PLAN

1/4"=1'-0"

NOTES:
-F-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-TYP. SECOND FLOOR WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

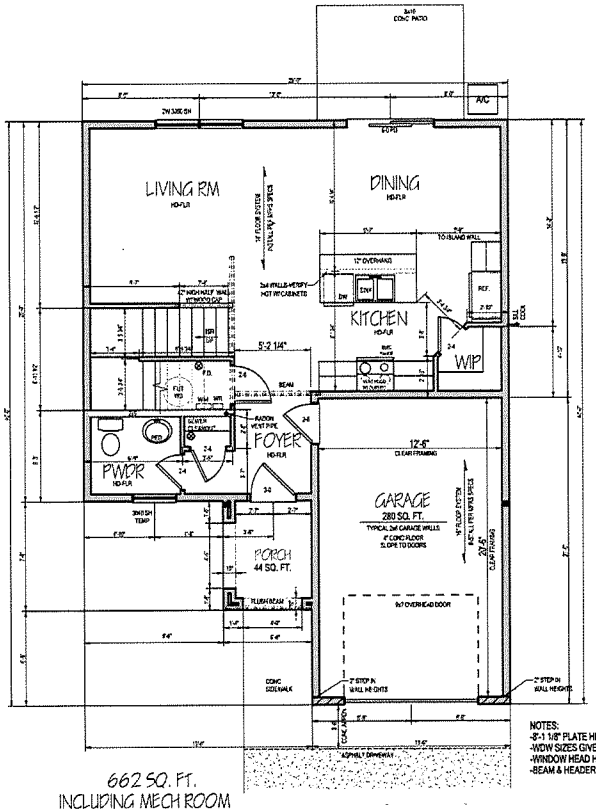
TOTAL: 1592 SQ. FT.

C305 'EDEN'

A AND B FRONT

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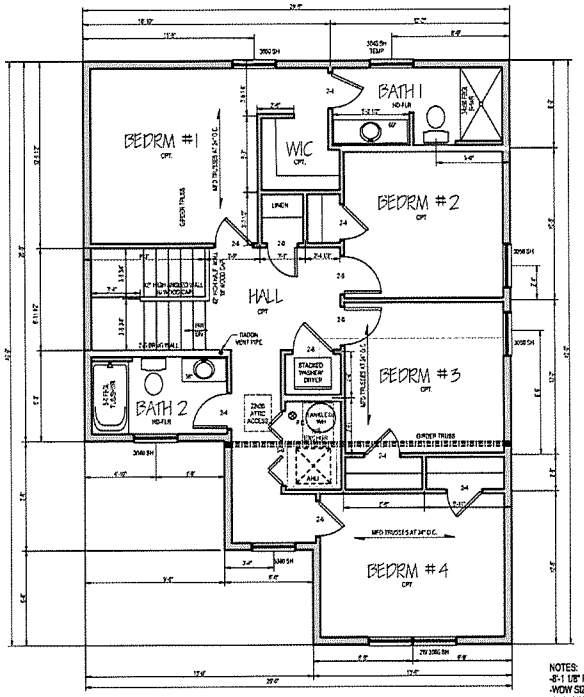
C305 EDEN	4.0
FROM HOUSTON/CAROLINAS	
MN DRAWN: 7-1-24-LL	
REVISED: 7-17-24-LL	X



662 SQ. FT.
INCLUDING MECH ROOM

1ST FLOOR PLAN
1/4"=1'-0"

NOTES:
-8'-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR



930 SQ. FT.

2ND FLOOR PLAN
1/4"=1'-0"

NOTES:
-8'-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-TYP. SECOND FLOOR WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

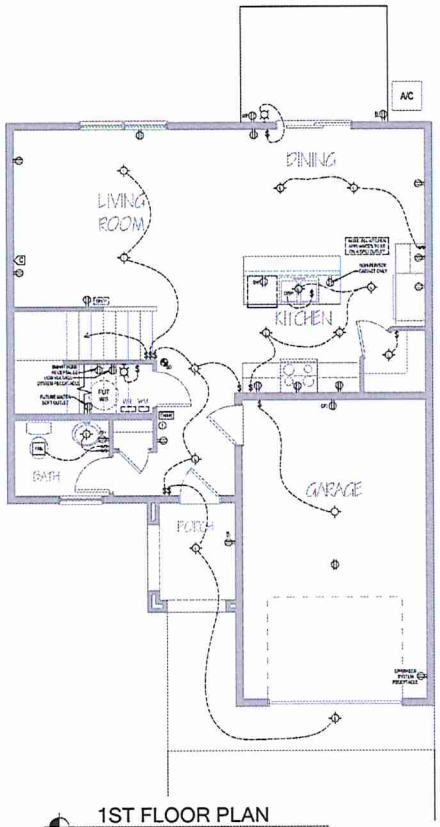
TOTAL: 1592 SQ. FT.

C305 'EDEN'

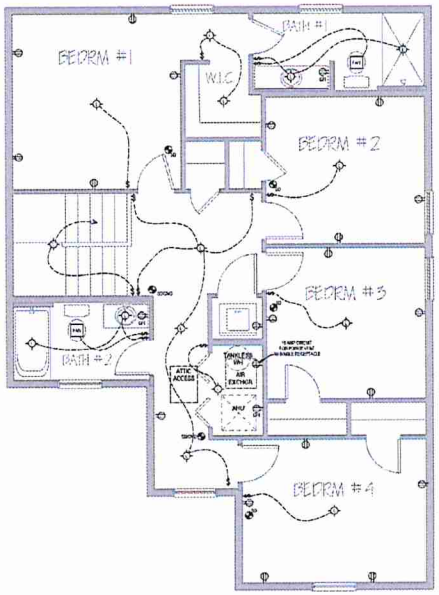
C FRONT

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C305 EDEN -C FRONT	4.0
MN DRAWN: 7-17-24-LL	X
REVISED: 8-17-24-LL	
REVISED: 10-7-24-LL	



1ST FLOOR PLAN
1/4"=1'-0"



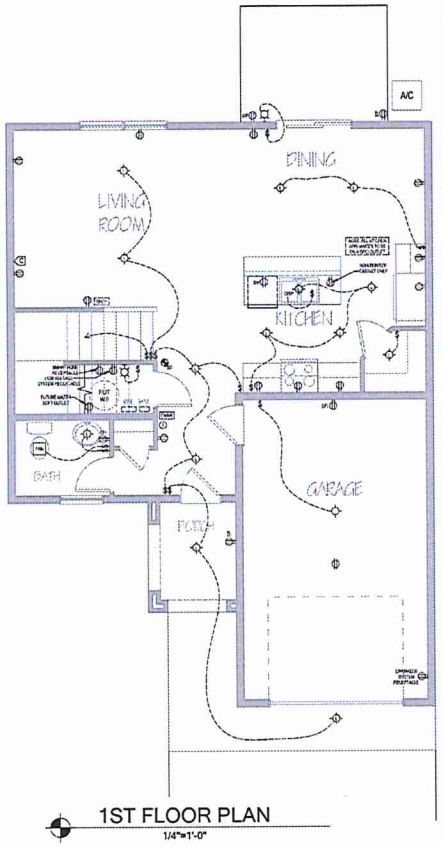
2ND FLOOR PLAN
1/4"=1'-0"

C305 'EDEN'

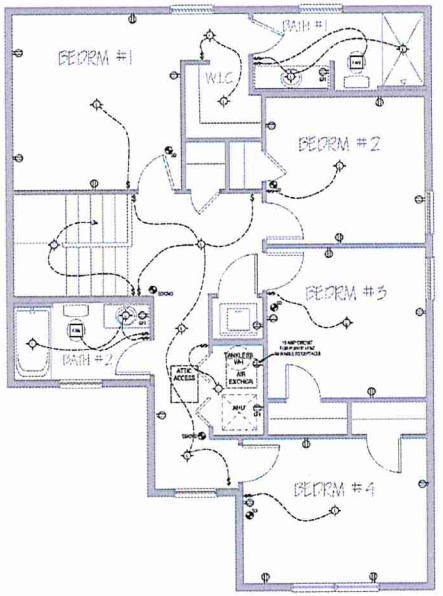
A AND B FRONT

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C305 EDEN	5.0
FROM: HOUSTON/CAROLINAS	
MN DRAWN: 7-17-24-LL	X
REVISED: 7-17-24-LL	



1ST FLOOR PLAN
1/4"=1'-0"



2ND FLOOR PLAN
1/4"=1'-0"

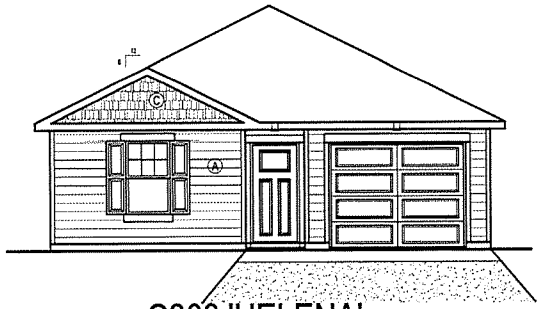
C305 'EDEN'

C FRONT

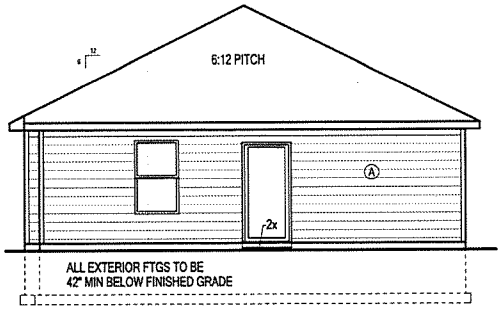
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C305 EDEN -C FRONT	5.0
MILDRAWN 7-1-24-LL	X
REVISED 8-17-24-LL	
REVISED 10-7-24-LL	



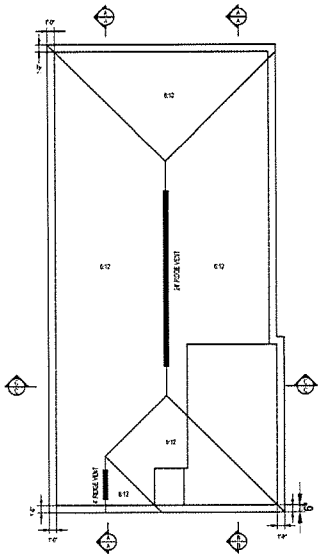


C303 'HELENA'
ELEVATION A



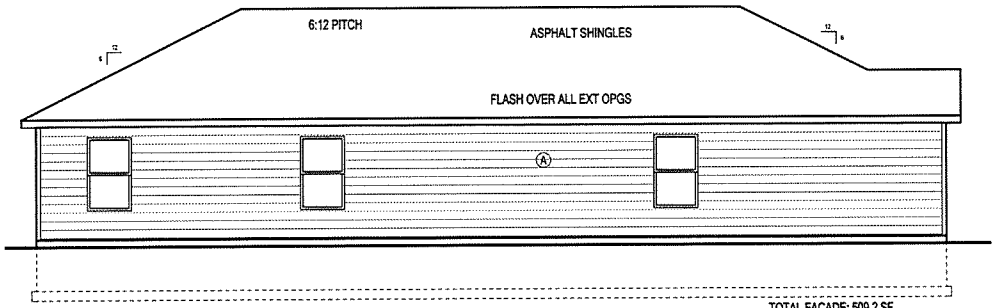
REAR

TOTAL FACADE: 237.3 SQ FT
GLASS: 27.85 SQ FT, 11.74%



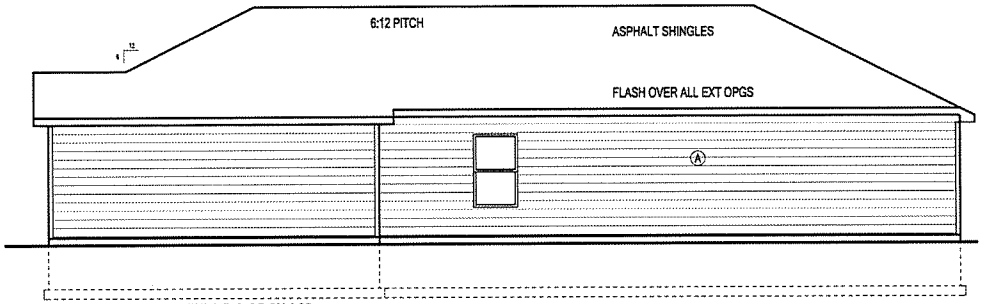
ROOF PLAN
1/4"=1'-0"

SIDING LEGEND	
REF	PRODUCT
A	LAP SIDING "A"
B	LAP SIDING "B"
C	SHAKES
D	5" TRIM - VINYL LINEAL
E	6 1/2" VINYL BEAD BD



LEFT ELEVATION

TOTAL FACADE: 509.2 SF
GLASS: 37.32 SF, 5.014%



TOTAL FACADE: 509.2 SF
GLASS: 12.44 SF, 2.44%

RIGHT ELEVATION

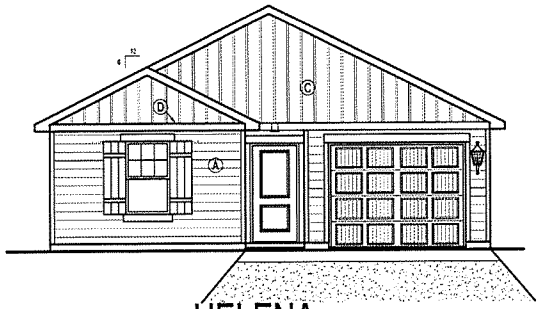
C303 'HELENA' A

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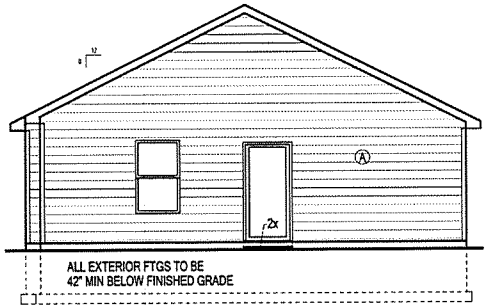
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LAKEVILLE, MN 55044 (952)985-7272

SPEC HOME
C303 HELENA
CROW HOUSTON CAROLINAS
MN DRAWN: 7-1-24-LL
REVISED: 8-17-24-LL
REVISED: 10-2-24-LL

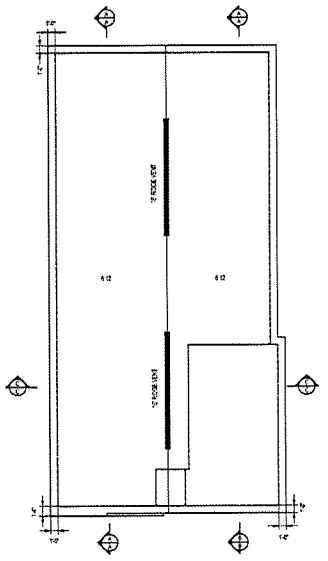
1.0
X



HELENA
ELEVATION B

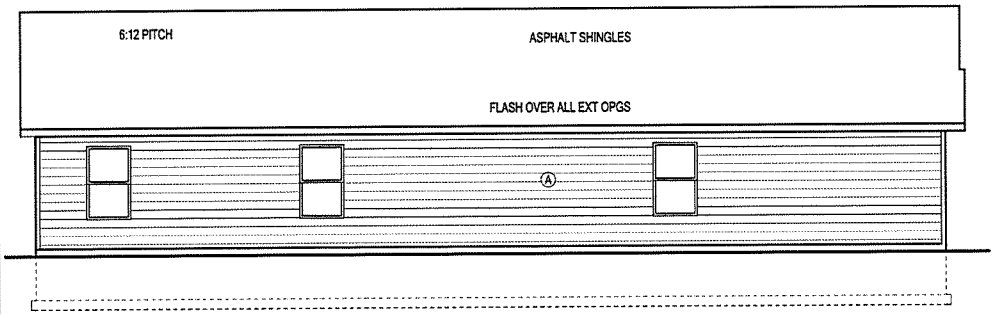


REAR

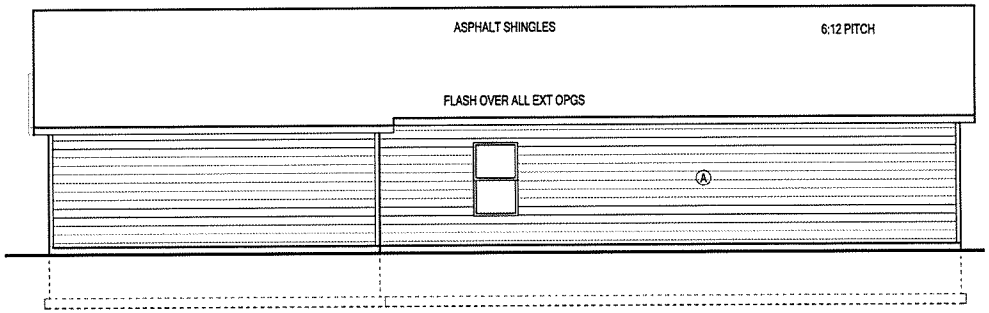


ROOF PLAN
1/4"=1'-0"

SIDING LEGEND	
REF	PRODUCT
A	LAP SIDING "A"
B	LAP SIDING "B"
C	BOARD-N-BATTEN
D	5" TRIM - VINYL LINEAL
E	6 1/2" VINYL BEAD BD



LEFT ELEVATION



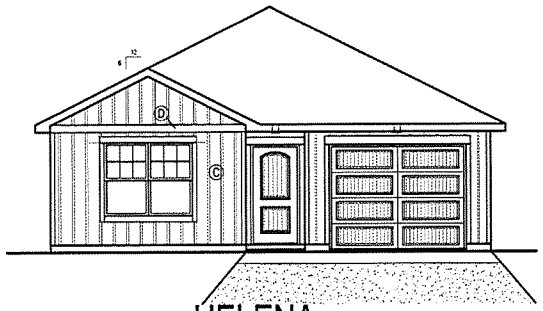
RIGHT ELEVATION

C303 'HELENA' B

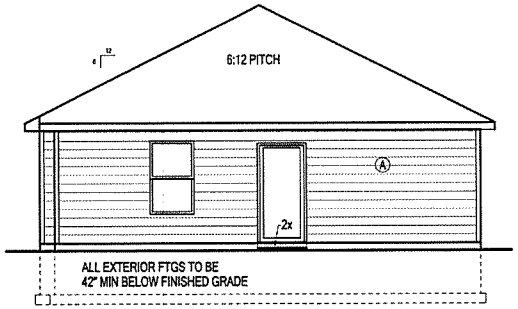
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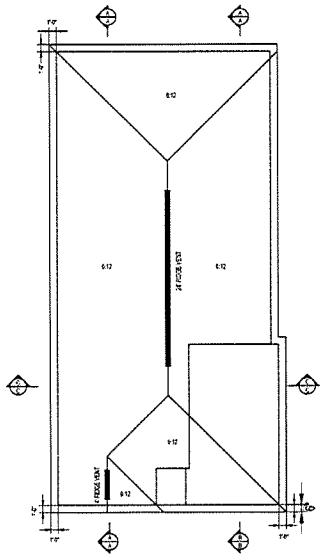
C303 HELENA - B FRONT
REVISED 10-31-24
REVISED 10-31-24
1.0
X



HELENA
ELEVATION C

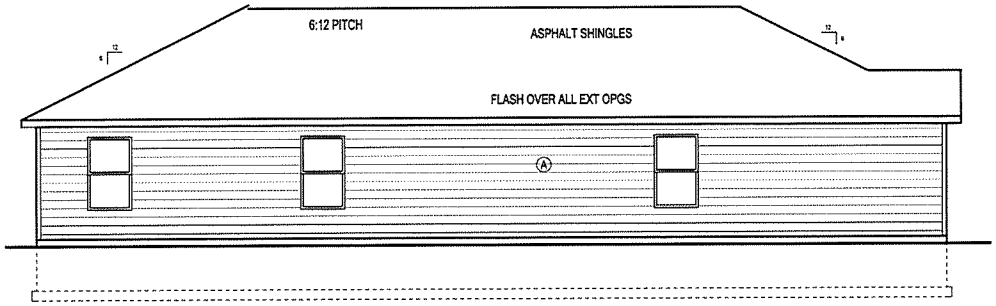


REAR

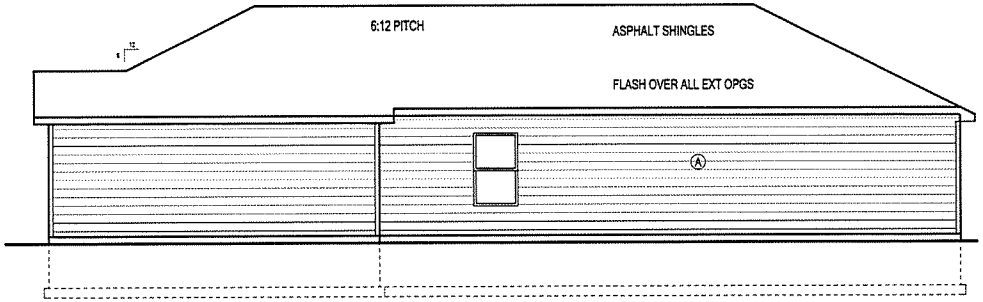


ROOF PLAN
1/4"=1'-0"

SIDING LEGEND	
REF	PRODUCT
A	LAP SIDING "A"
B	LAP SIDING "B"
C	BOARD-N-BATTEN
D	5" TRIM - VINYL LINEAL
E	6 1/2" VINYL BEAD BD



LEFT ELEVATION



RIGHT ELEVATION

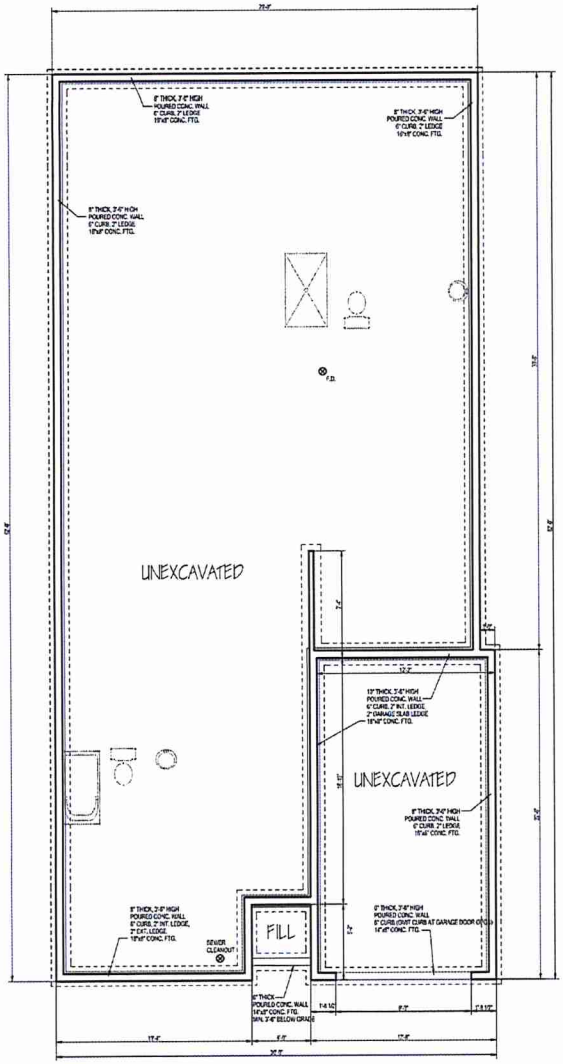
C303 'HELENA' C

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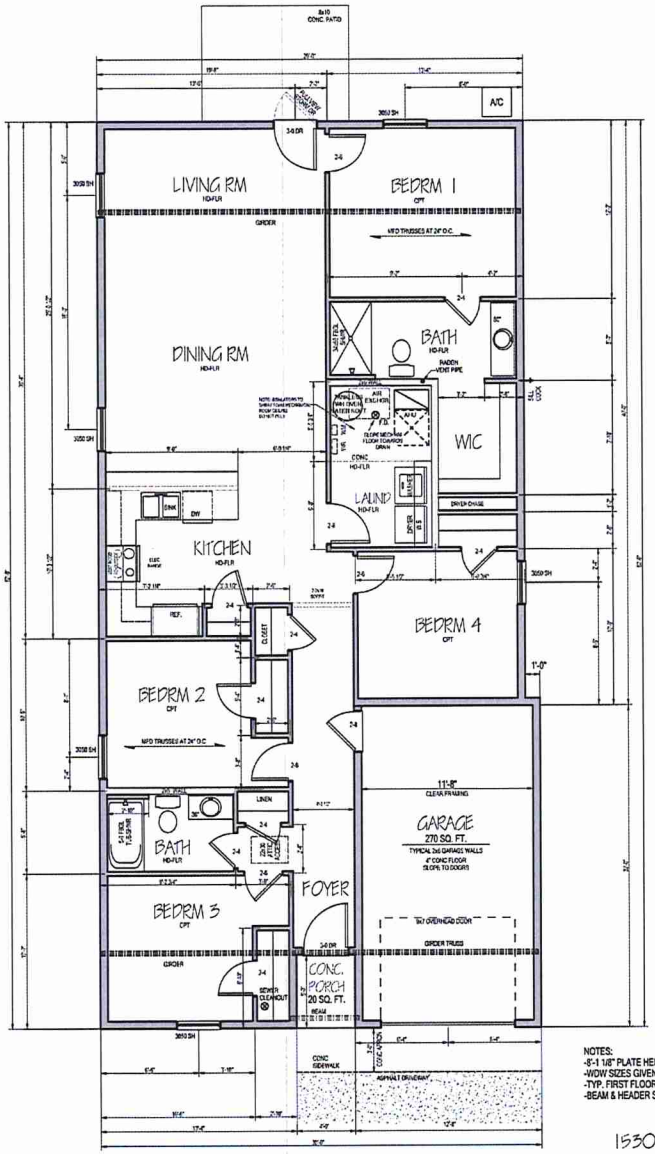
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LAKEVILLE, MN 55044 (952)985-7272

C303 HELENA
FROM HORIZON/CAROLINAS
MIN ENGROSS 7-17-24-LL
REVISED 8-17-24-LL
REVISED 10-3-24-LL

1.0
X

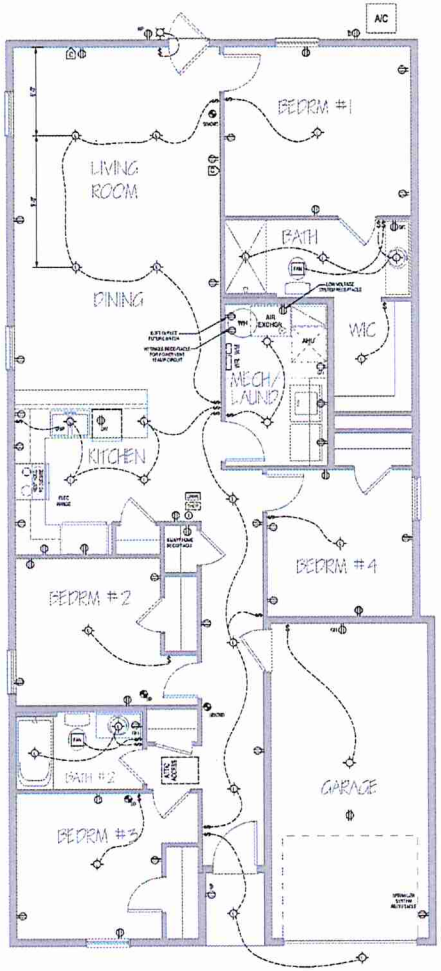


FOUNDATION PLAN
1/4"=1'-0"



1530 SQ. FT.

1ST FLOOR PLAN
1/4"=1'-0"



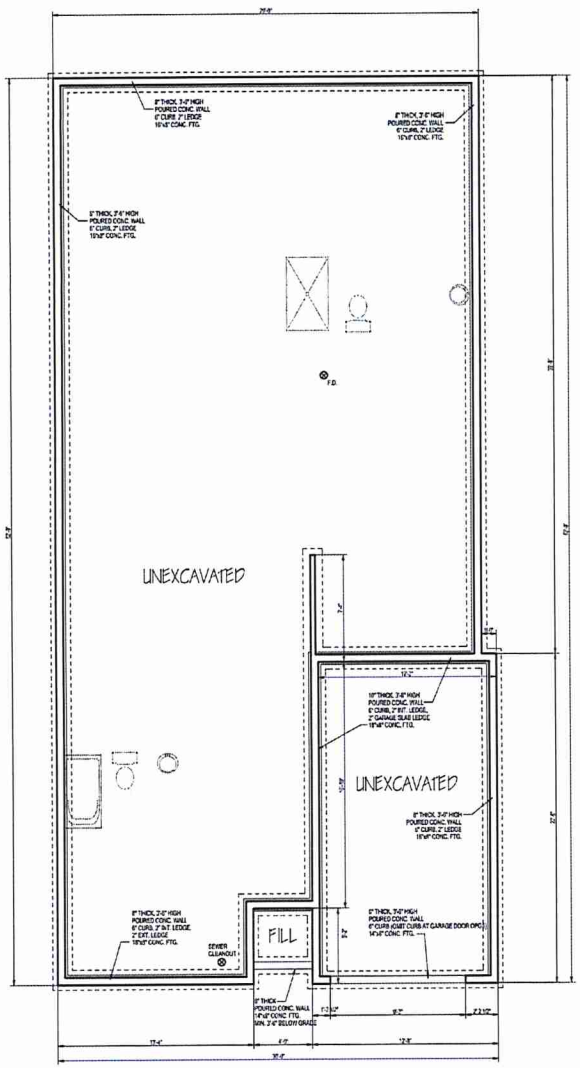
NOTES:
-8-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-TYP. FIRST FLOOR WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

1ST FLOOR ELEC PLAN
1/4"=1'-0"

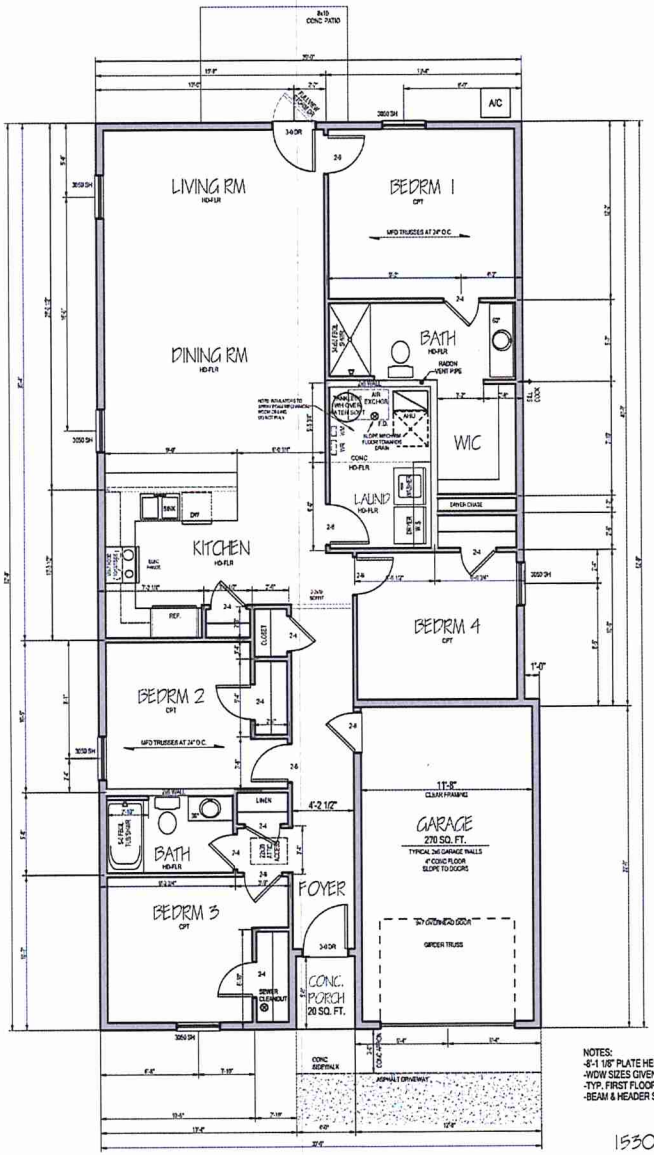
C303 HELENA 'A' FRONT

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C303 HELENA	3.0
REVISED 8-8-24-LL	X
REVISED 10-8-24-LL	
-	
-	

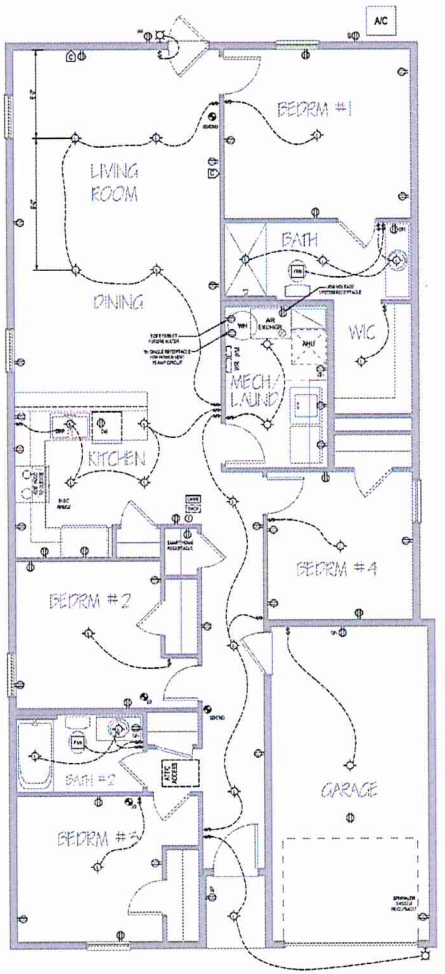


FOUNDATION PLAN
1/4"=1'-0"



NOTES:
-8'-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-TYP. FIRST FLOOR WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

1530 SQ. FT.

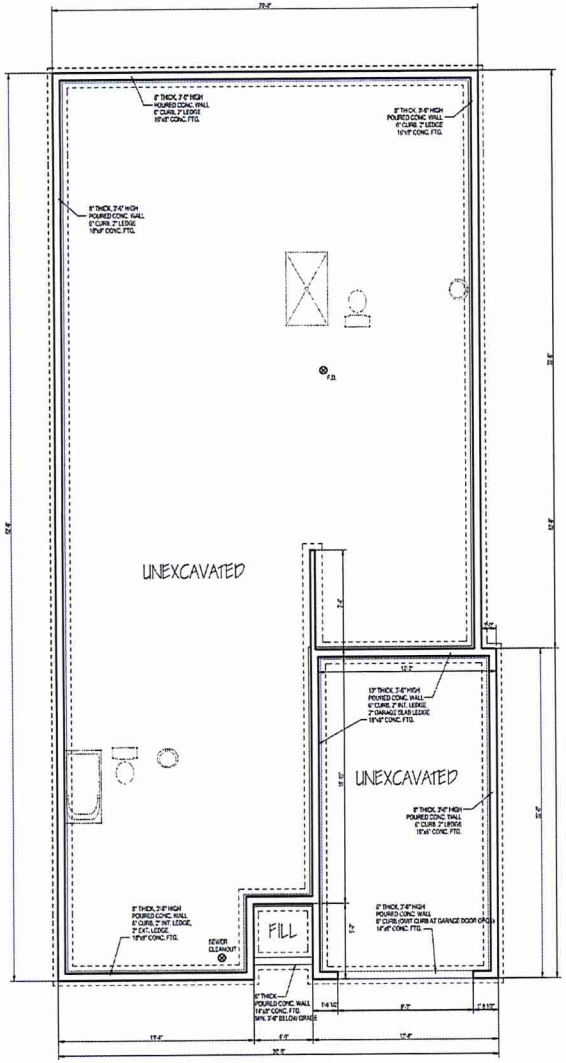


1ST FLOOR ELEC PLAN
1/4"=1'-0"

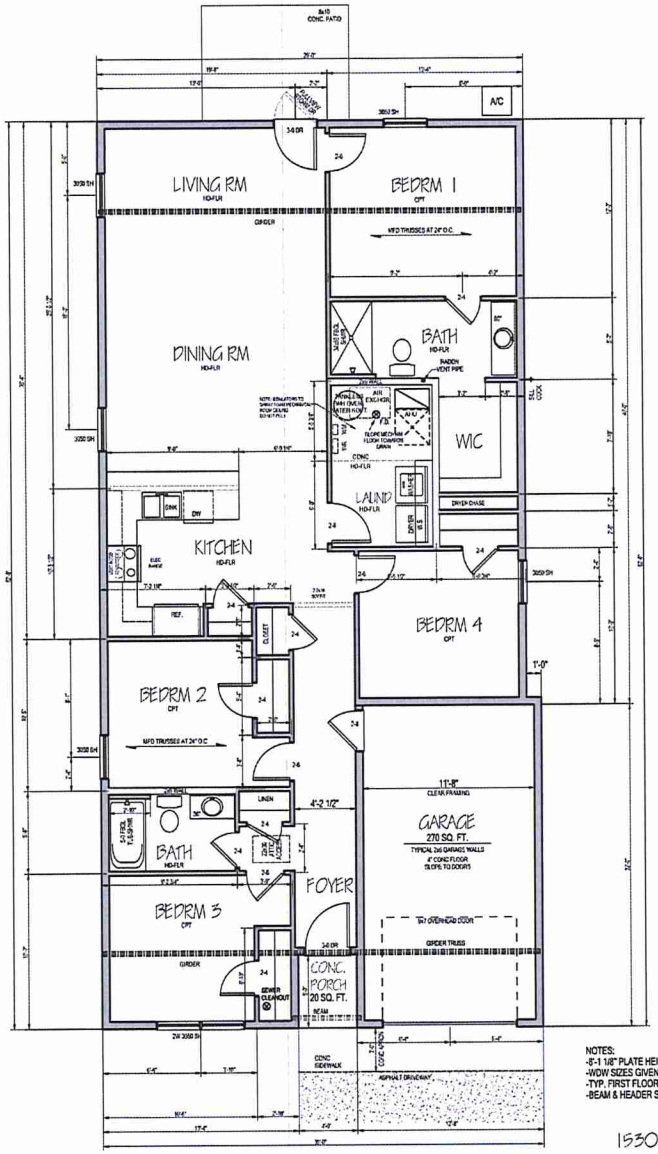
C303 HELENA 'B' FRONT

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C303 HELENA - B FRONT	3.0
REVISED 10-2-24-LL	
REVISED 10-31-24-LL	X

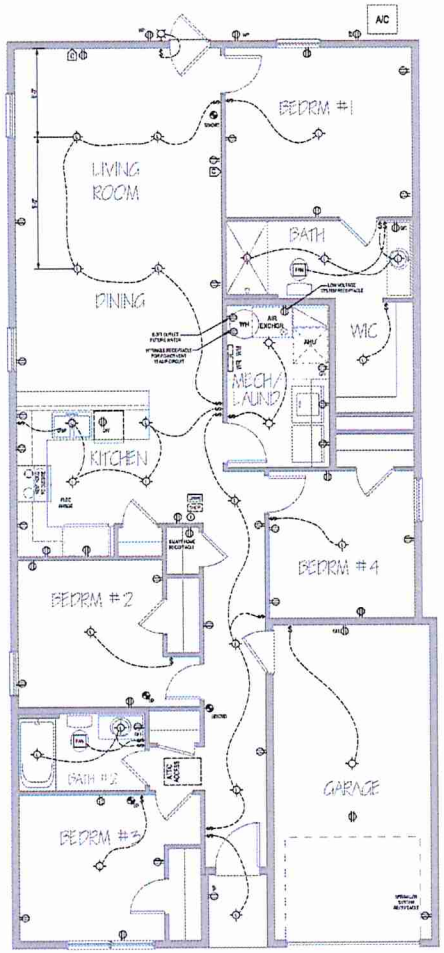


FOUNDATION PLAN
1/4"=1'-0"



1530 SQ. FT.

NOTES:
-8'-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-TYP. FIRST FLOOR WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR



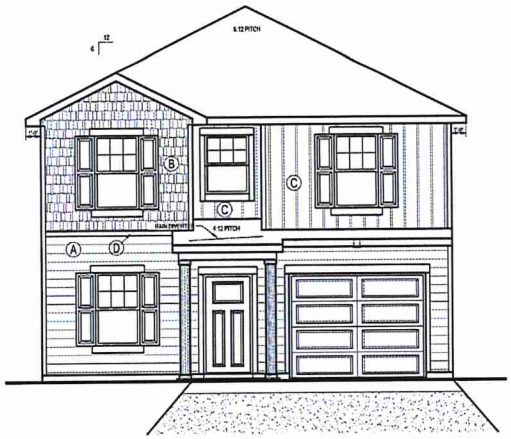
1ST FLOOR ELEC PLAN
1/4"=1'-0"

C303 HELENA 'C' FRONT

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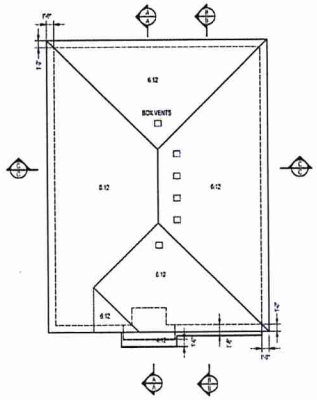
C303 HELENA	3.0
REVISED: 8-8-24-LL	X
REVISED: 10-8-24-LL	
-	
-	





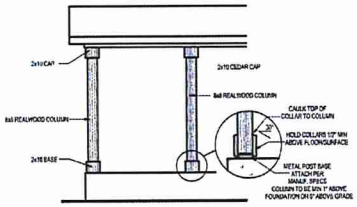
C306 'HARTSVILLE'

ELEVATION A



ROOF PLAN

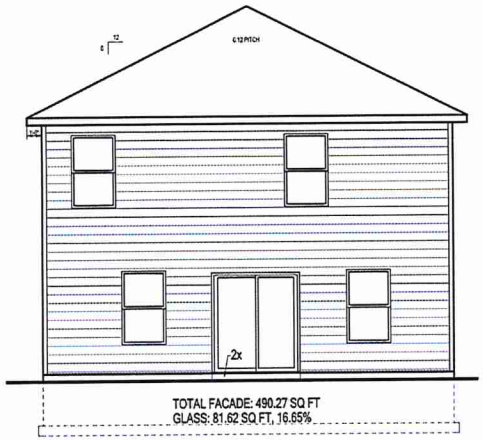
1/4"=1'-0"



PORCH COLUMN DETAIL

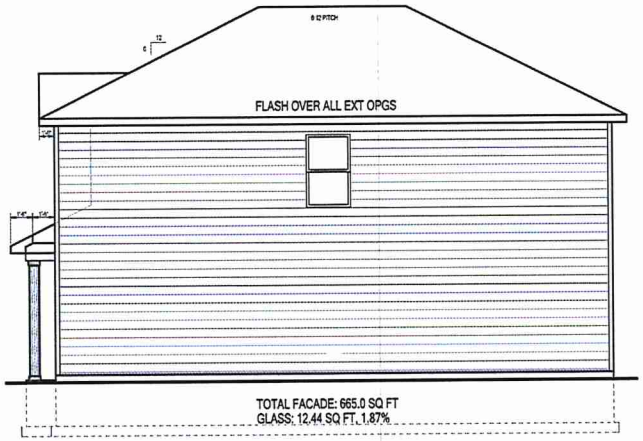
1/4"=1'-0"

SIDING LEGEND	
REF	PRODUCT
A	LAP SIDING "A"
B	SHAKES
C	BOARD-N-BATTEN
D	5" TRIM - VINYL LINEAL
E	6 1/2" VINYL BEAD BD



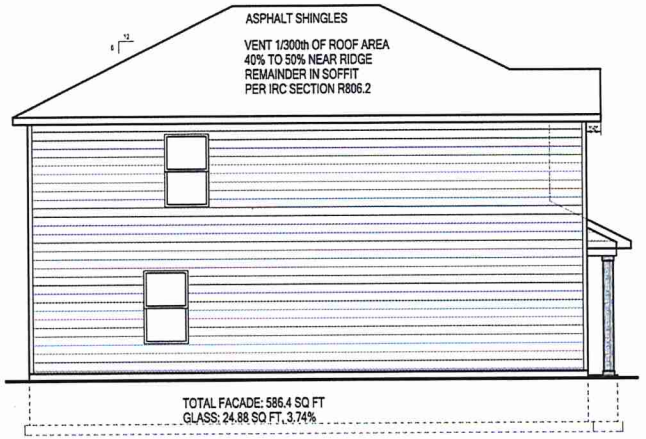
TOTAL FACADE: 490.27 SQ FT
GLASS: 81.62 SQ FT, 16.65%

REAR



TOTAL FACADE: 665.0 SQ FT
GLASS: 12.44 SQ FT, 1.87%

RIGHT ELEVATION



TOTAL FACADE: 586.4 SQ FT
GLASS: 24.88 SQ FT, 3.74%

LEFT ELEVATION

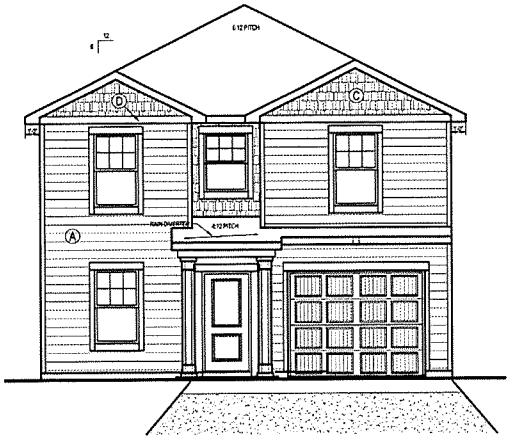
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C306 'HARTSVILLE'

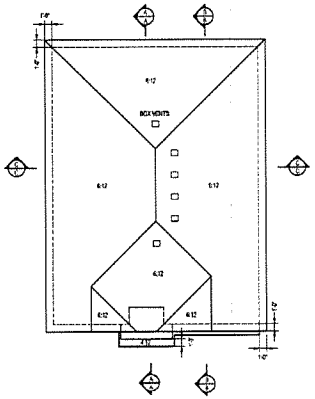
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LAKEVILLE, MN 55044 (952)985-7272

C306 HARTSVILLE-A
MN DRAWN: 8-7-24-LL
REVISED: 10-9-24-LL

1.0
X

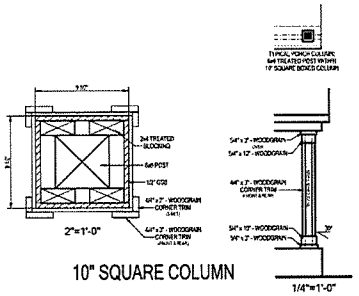


HARTSVILLE
ELEVATION B

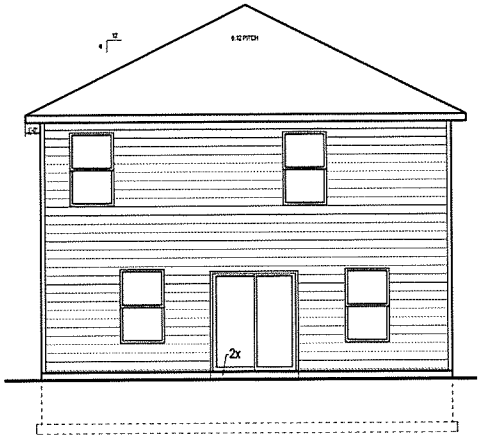


ROOF PLAN
1/4"=1'-0"

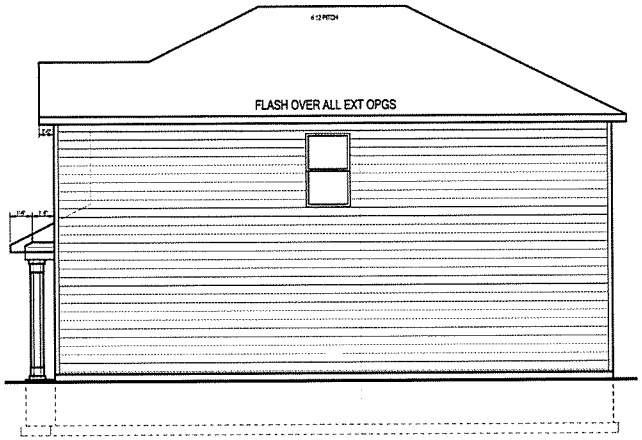
SIDING LEGEND	
REF	PRODUCT
A	LAP SIDING "A"
B	LAP SIDING "B"
C	SHAKES
D	5" TRIM - VINYL LINEAL
E	6 1/2" VINYL BEAD BD



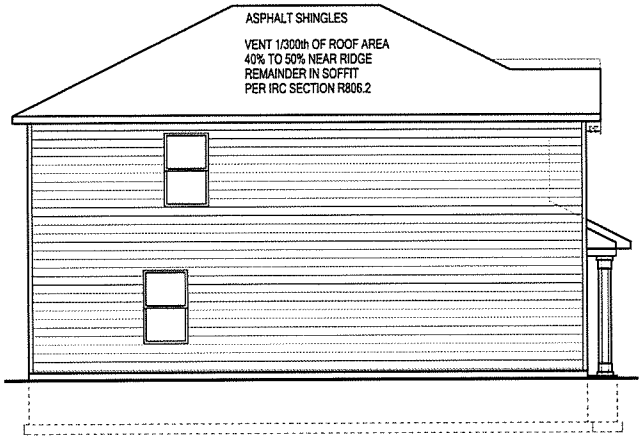
10" SQUARE COLUMN



REAR



RIGHT ELEVATION



LEFT ELEVATION

C306 'HARTSVILLE'

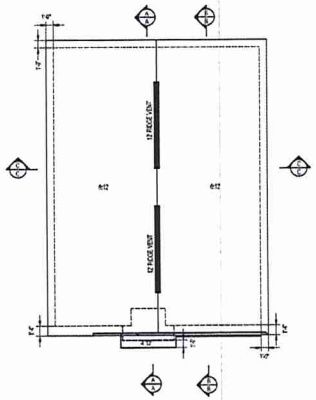
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C306 HARTSVILLE -B FRONT
FRONT HOOPTOWN CORDS.DWG
MN DRAWN 8-1-24-LL
REVISED 10-31-24-LL
1.0
X

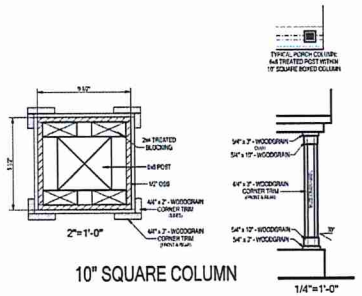


HARTSVILLE
ELEVATION C

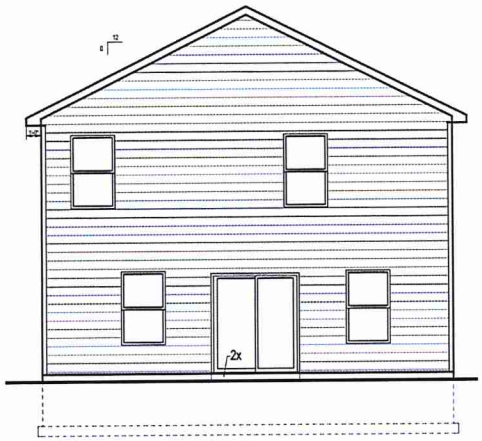


ROOF PLAN
1/4"=1'-0"

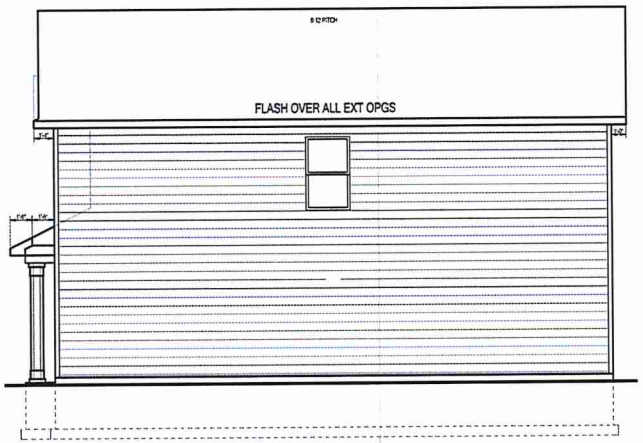
SIDING LEGEND	
REF	PRODUCT
(A)	LAP SIDING "A"
(B)	LAP SIDING "B"
(C)	BOARD-N-BATTEN
(D)	5" TRIM - VINYL LINEAL
(E)	6 1/2" VINYL BEAD BD



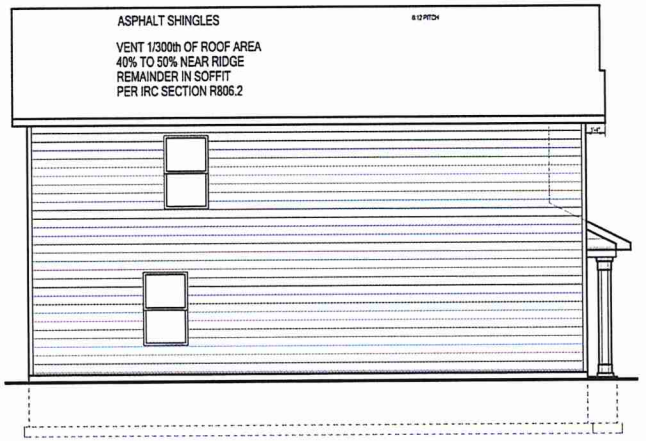
10" SQUARE COLUMN
1/4"=1'-0"



REAR



RIGHT ELEVATION



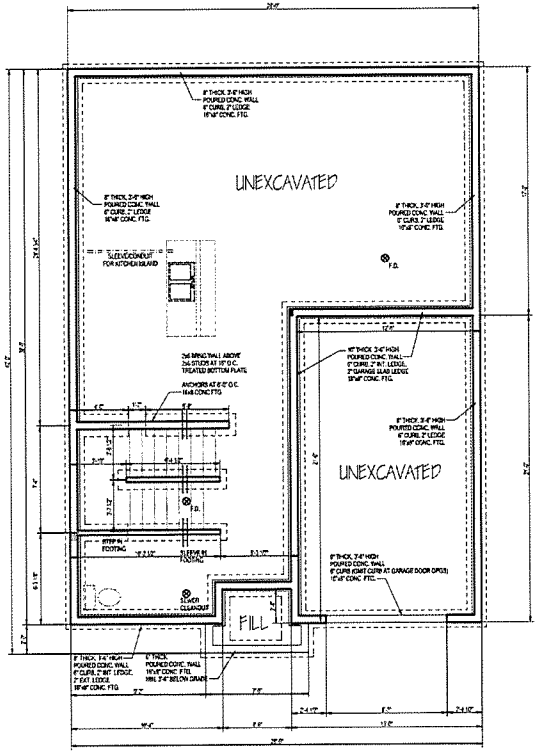
LEFT ELEVATION

C306 'HARTSVILLE'

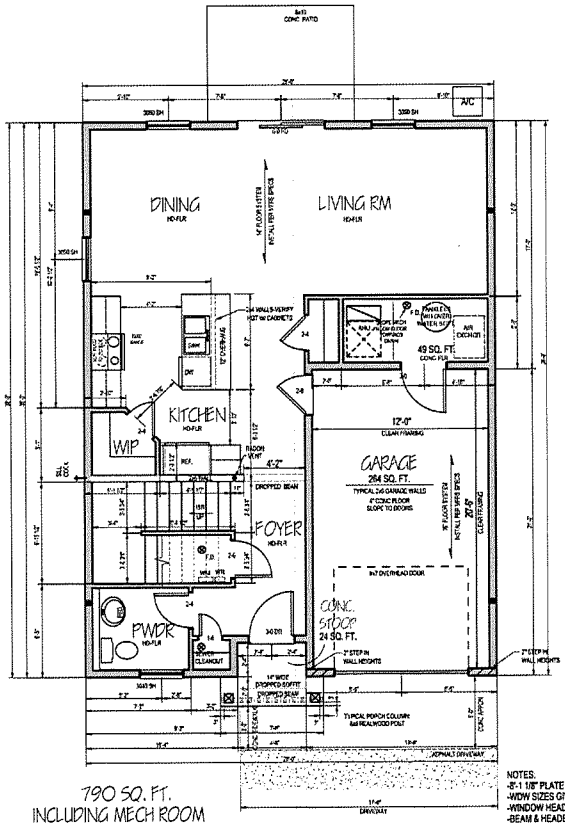
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Express HOMES
A D.R. HORTON COMPANY
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MN 55044 (952)985-7272

C306 HARTSVILLE -C FRONT	1.0
FROM: HOUSTON/CAROLINAS	X
MN DRAWN: 8-7-24-LL	
REVISED: 10-31-24-LL	



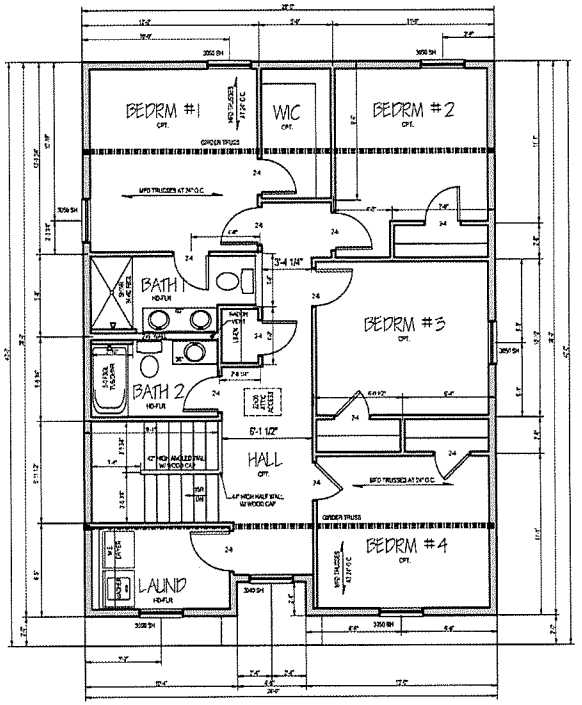
FOUNDATION PLAN
1/4"=1'-0"



790 SQ. FT.
INCLUDING MECH ROOM

1ST FLOOR PLAN
1/4"=1'-0"

NOTES:
-5'-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR



990 SQ. FT.

2ND FLOOR PLAN
1/4"=1'-0"

NOTES:
-5'-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-TYP. SECOND FLOOR WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

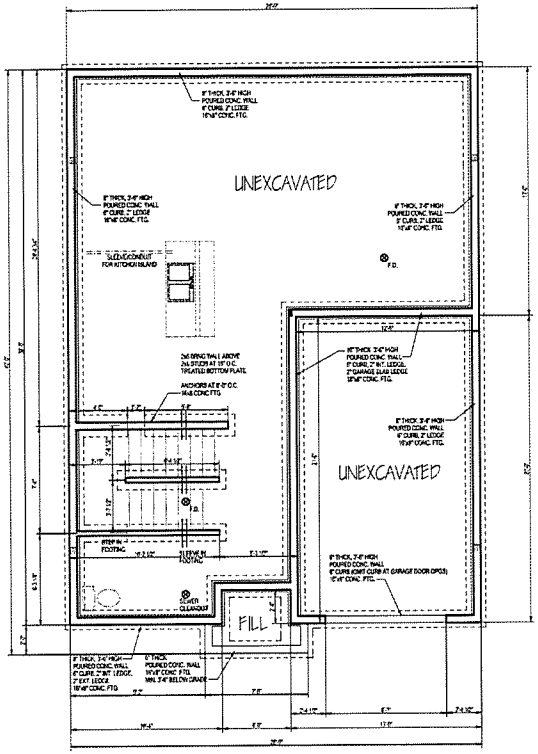
TOTAL: 1780 SQ. FT.

C306 'HARTSVILLE'

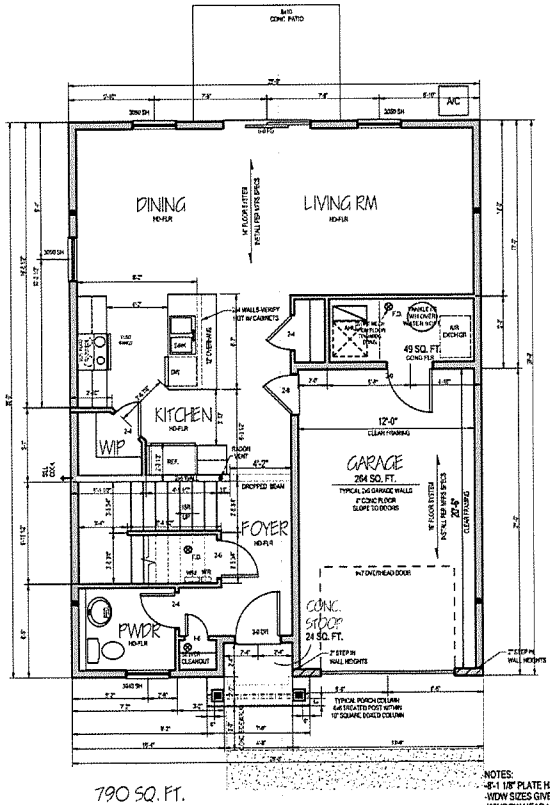
A FRONT

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C306 HARTSVILLE - A FRONT	3.0
MFI DRAWN 8-12-24-LL	X
REVISED 10-4-24-LL	
REVISED 10-31-24-LL	



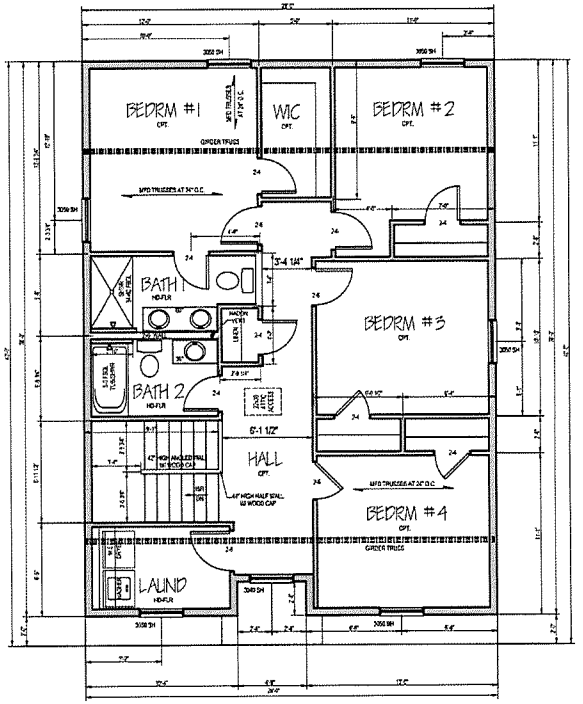
FOUNDATION PLAN
1/4"=1'-0"



790 SQ. FT.
INCLUDING MECH ROOM

1ST FLOOR PLAN
1/4"=1'-0"

NOTES:
-8'-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR



990 SQ. FT.

2ND FLOOR PLAN
1/4"=1'-0"

NOTES:
-8'-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-TYP. SECOND FLOOR WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

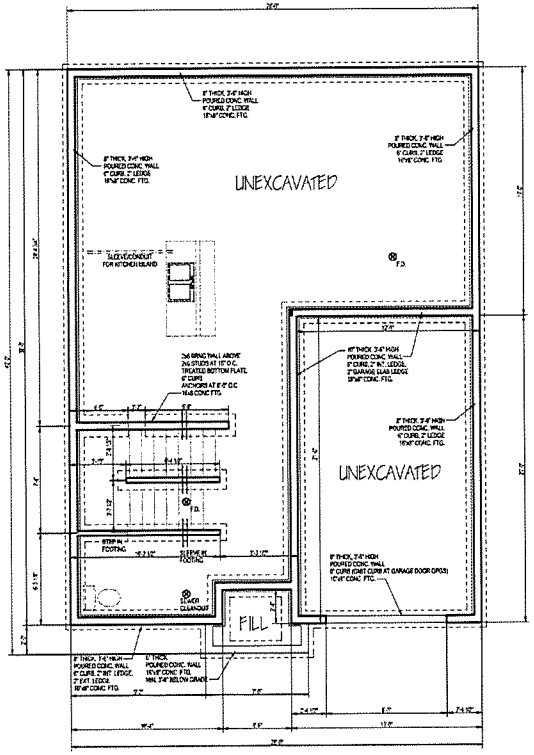
TOTAL: 1780 SQ. FT.

C306 'HARTSVILLE'

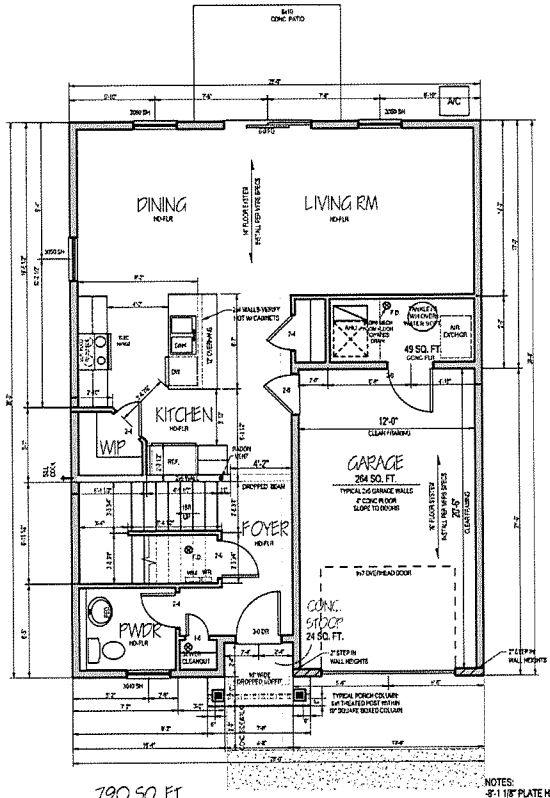
B FRONT

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C306 HARTSVILLE -B FRONT	3.0
1HOUR HOURLY/ONEHOUR.DWG	
MN DRAWN: 8-7-24-LL	
REVISED: 10-31-24-LL	X



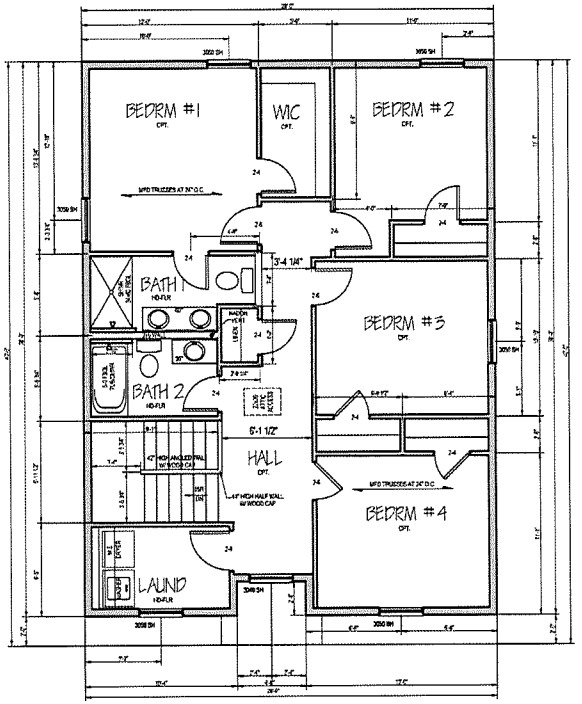
FOUNDATION PLAN
1/4"=1'-0"



790 SQ. FT.
INCLUDING MECH ROOM

1ST FLOOR PLAN
1/4"=1'-0"

NOTES:
-8'-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR



990 SQ. FT.

2ND FLOOR PLAN
1/4"=1'-0"

NOTES:
-8'-1 1/8" PLATE HEIGHT TYPICAL
-WDW SIZES GIVEN IN FEET AND INCHES (WIDTH x HEIGHT)
-TYP. SECOND FLOOR WINDOW HEAD HEIGHT AT 6'-11 3/8" U.N.O.
-BEAM & HEADER SIZES TO BE VERIFIED BY SUPPLIER/MFR

TOTAL: 1780 SQ. FT.

C306 'HARTSVILLE'

C FRONT

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C306 HARTSVILLE_C FRONT	3.0
FRONT: HOUSTON/CANDLEWO	X
MN DRAWN: 8-7-24-LL	
REVISED: 10-31-24-LL	



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America's Builder

Freedom Series®

THE BRISTOL

SLAB ON GRADE HOME SITES







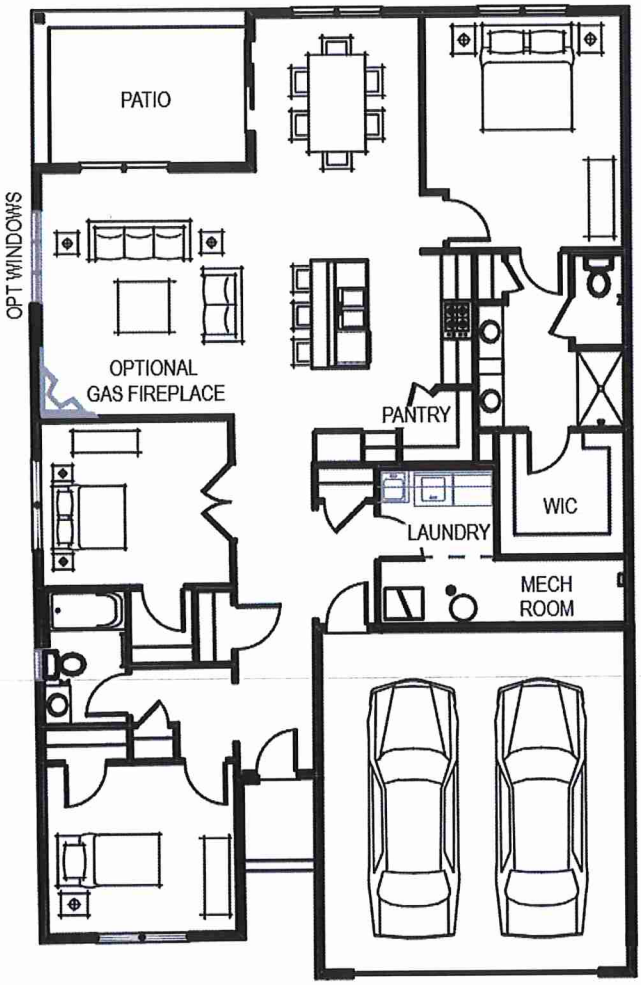
BASEMENT HOME SITES



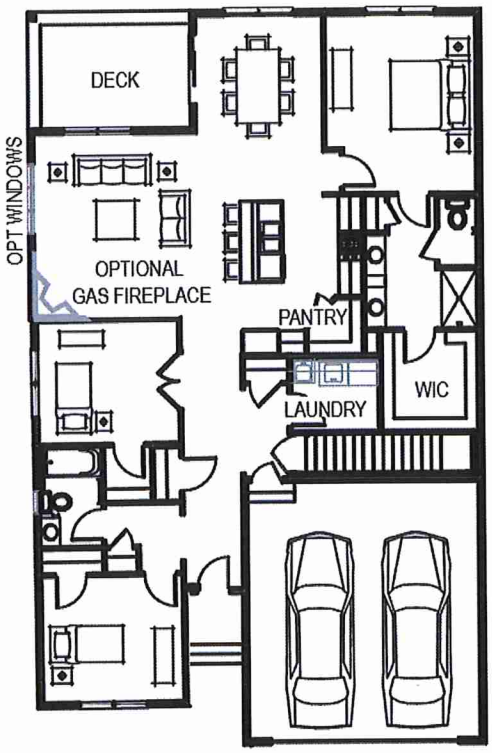




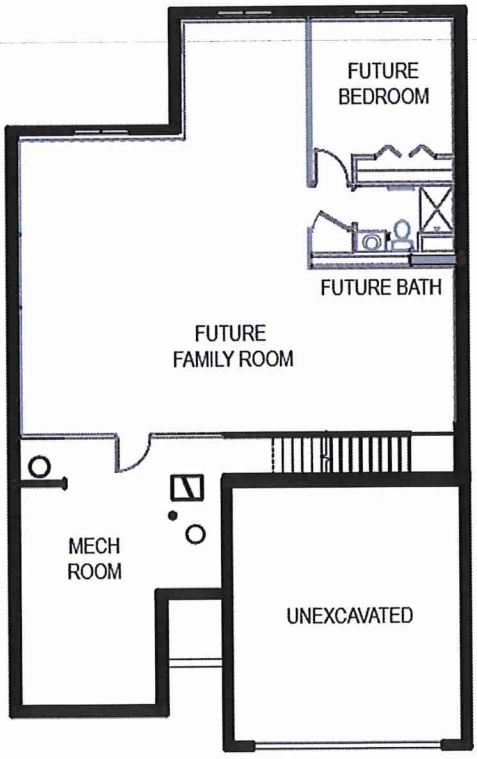
MAIN LEVEL - SLAB ON GRADE



MAIN LEVEL - BASEMENT



UNFINISHED LOWER LEVEL



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REV. 2.2023 F401-F421

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THE CLIFTON

SLAB ON GRADE HOME SITES







BASEMENT HOME SITES







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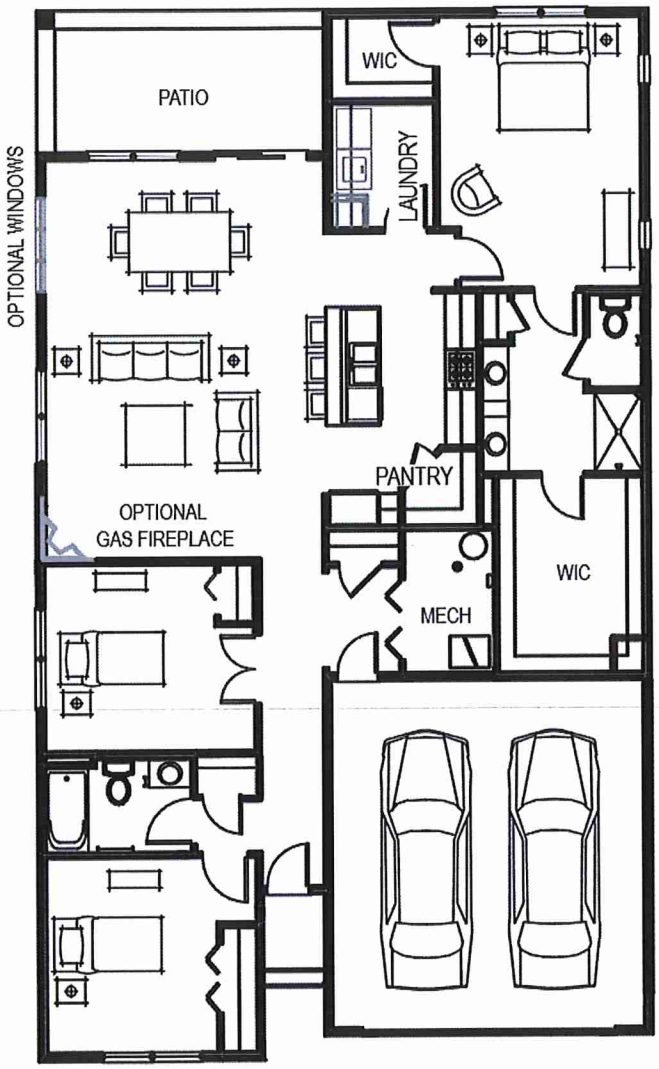
Freedom Series®

THE CLIFTON

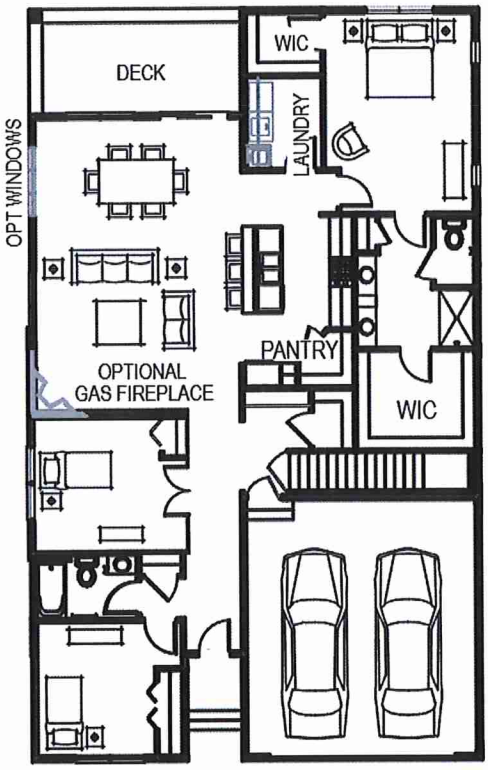
1,866 SQUARE FEET

70

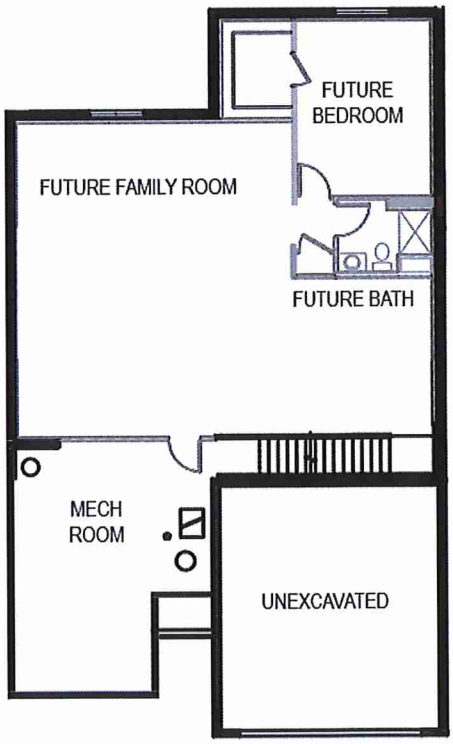
MAIN LEVEL - SLAB ON GRADE



MAIN LEVEL - BASEMENT



UNFINISHED LOWER LEVEL



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THE DOVER

SLAB ON GRADE HOME SITES


AMERICAN CLASSIC A


NORTHERN CRAFTSMAN B


HEARTLAND COTTAGE C

BASEMENT HOME SITES


AMERICAN CLASSIC A


NORTHERN CRAFTSMAN B

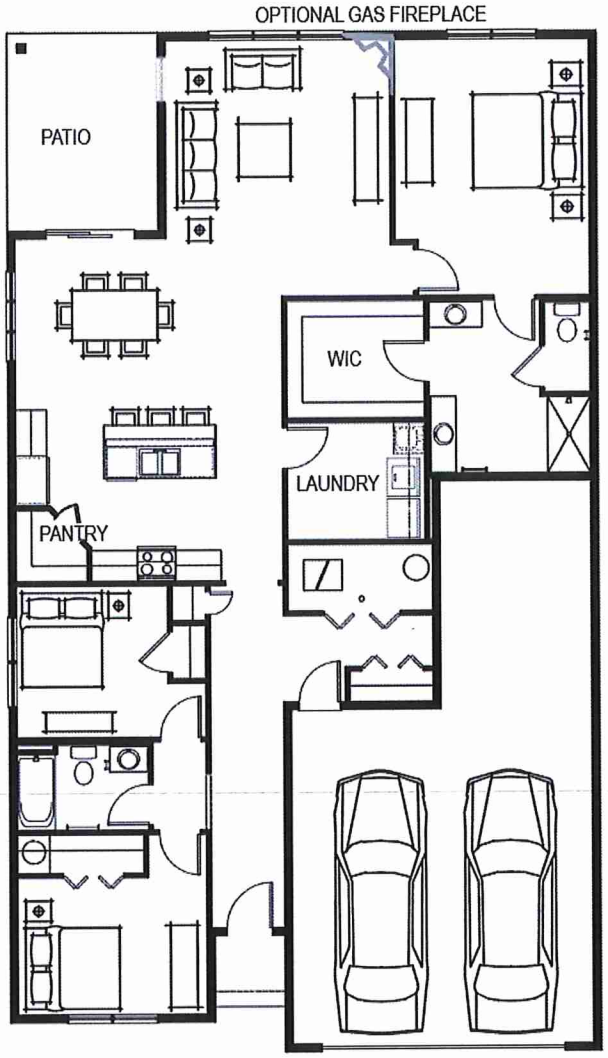

HEARTLAND COTTAGE C

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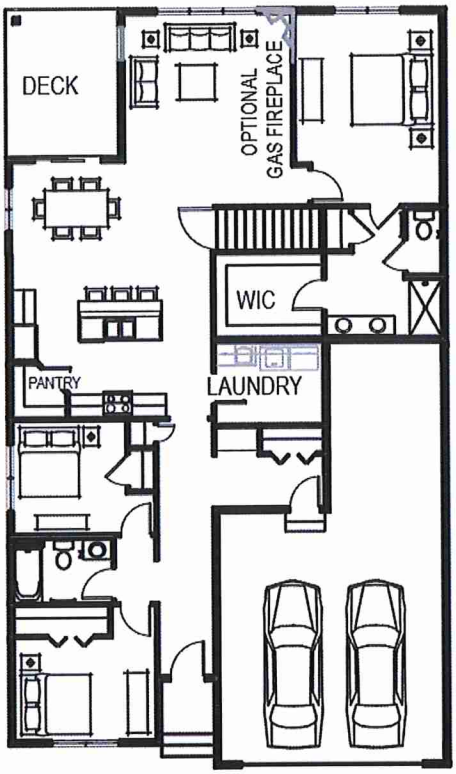
THE DOVER

1,801 SQUARE FEET

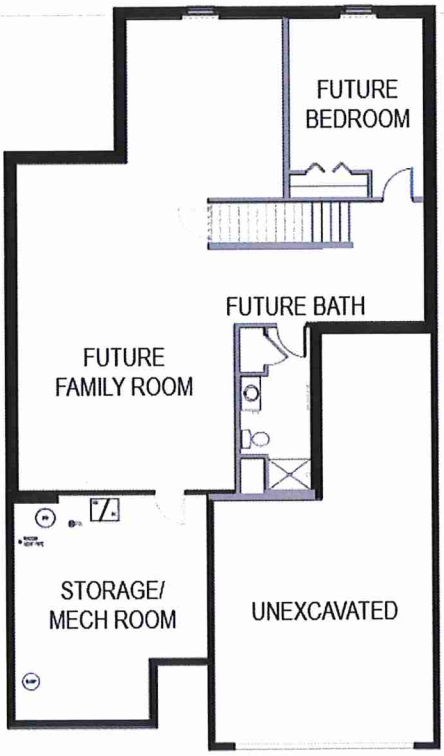
MAIN LEVEL - SLAB ON GRADE



MAIN LEVEL - BASEMENT



UNFINISHED LOWER LEVEL



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THE HAMILTON

SLAB ON GRADE HOMESITES



AMERICAN CLASSIC A



NORTHERN CRAFTSMAN B



HEARTLAND COTTAGE C

BASEMENT HOMESITES



AMERICAN CLASSIC A



NORTHERN CRAFTSMAN B



HEARTLAND COTTAGE C

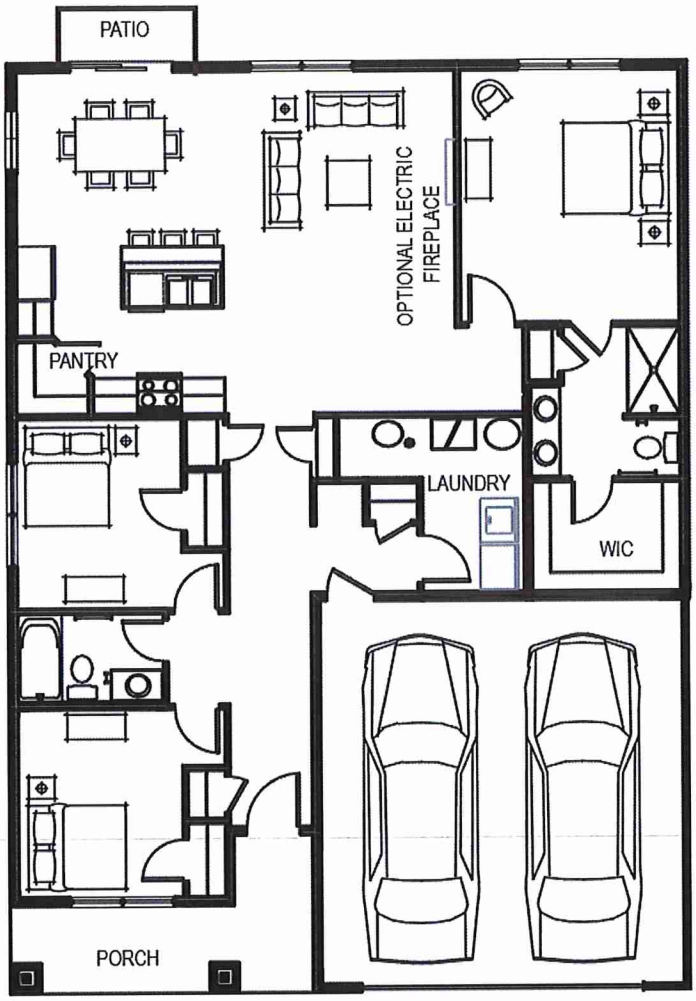
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Freedom Series®

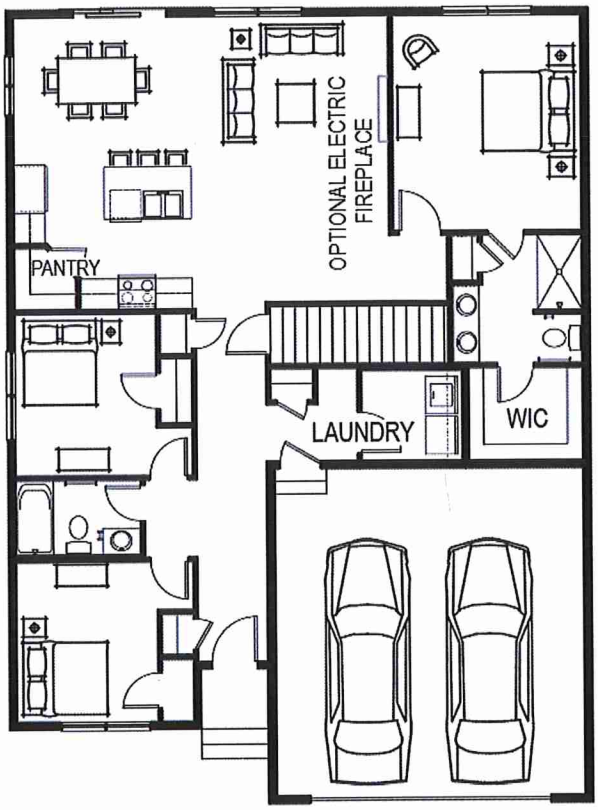
THE HAMILTON

1,485 SQUARE FEET

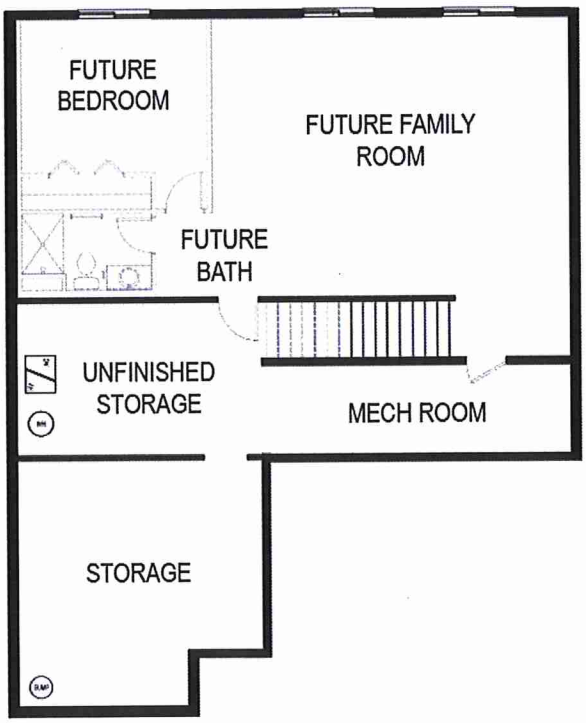
MAIN LEVEL - SLAB ON GRADE



MAIN LEVEL - BASEMENT



UNFINISHED LOWER LEVEL



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REV. 3.2023 F409-F429

The Whitney

5 Bed | 4 Bath | 3 Garage | 3,448 Square Feet | 2 Stories



American Classic A



Prairie D



Northern Craftsman B



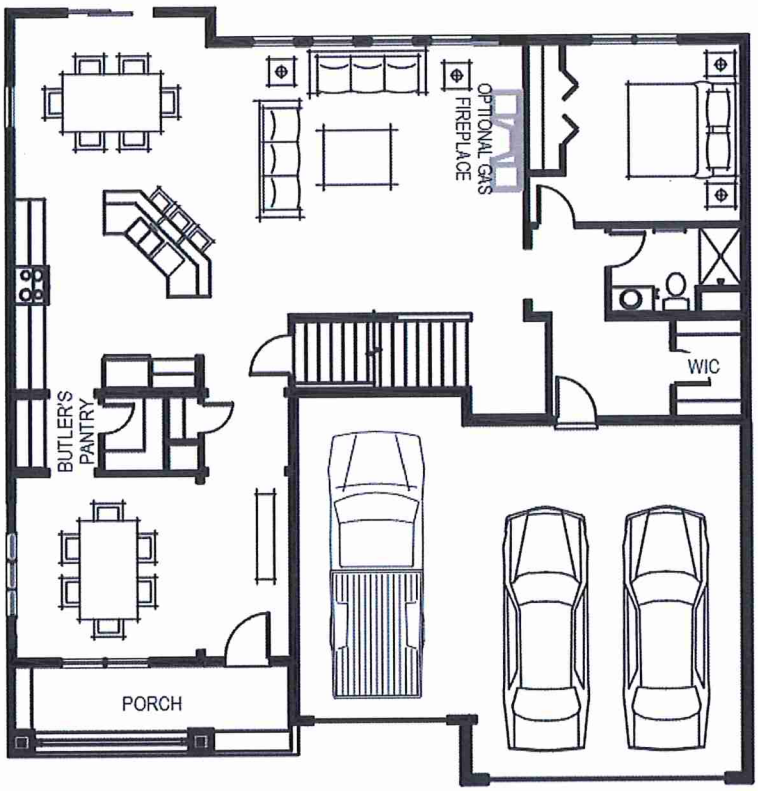
Artisan E

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America's Builder

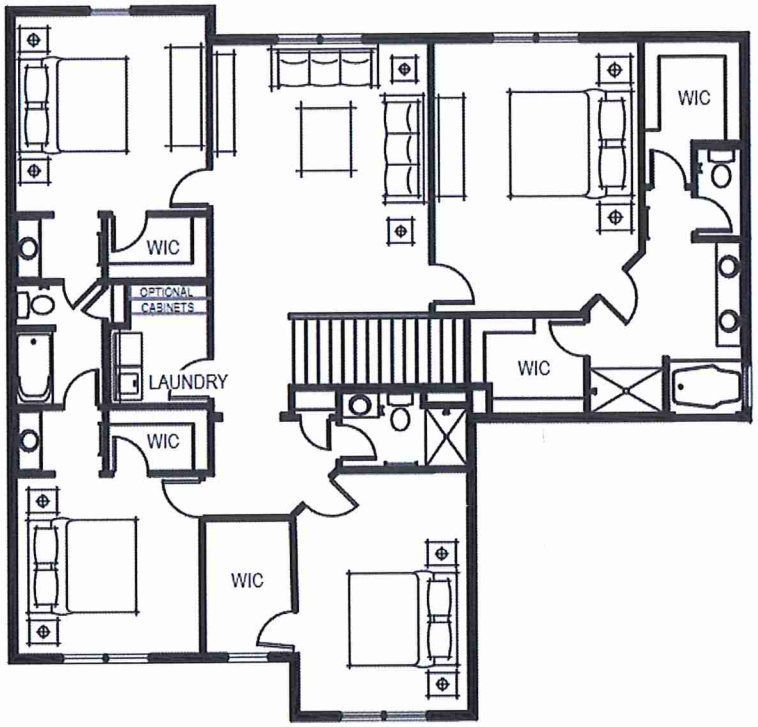
The Whitney

drhorton.com

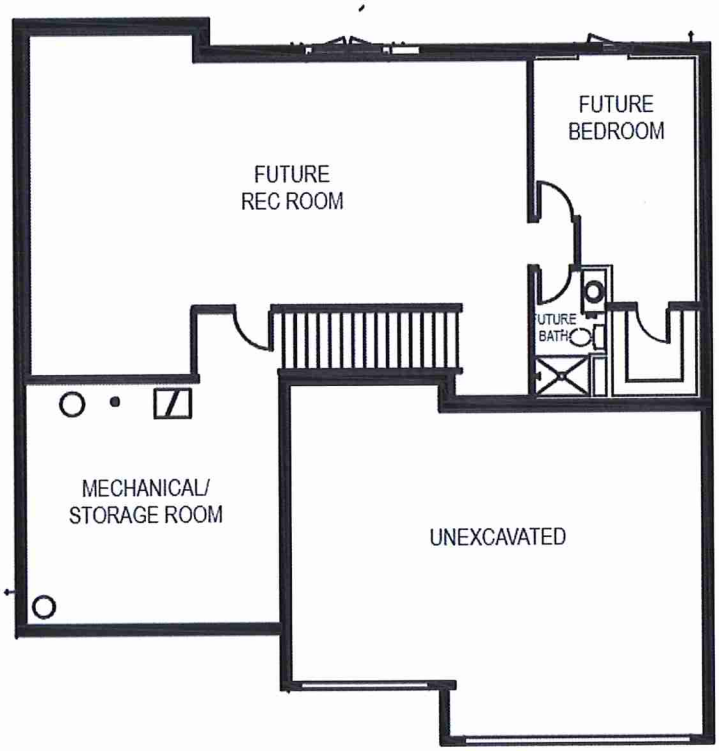
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



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REV. 9.2024.5451

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America's Builder

The Harrison
drhorton.com

The Harrison

4 Bed | 2.5 Bath | 3 Garage | 2,522 Square Feet | 2 Stories



American Classic A



Northern Craftsman B



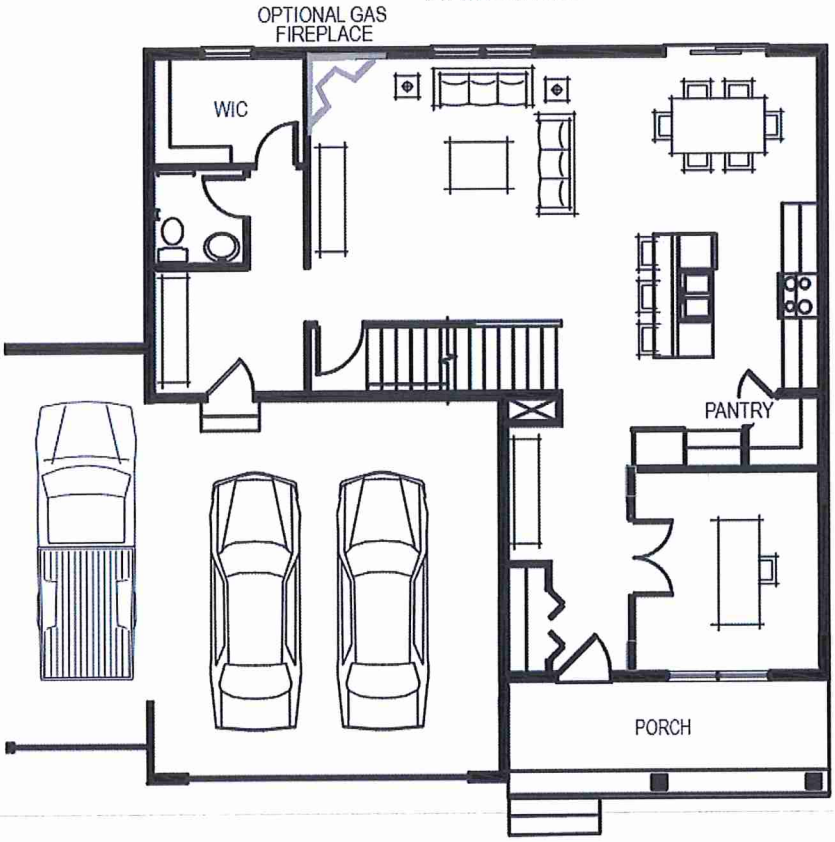
Heartland Cottage C

D·R·HORTON
America's Builder

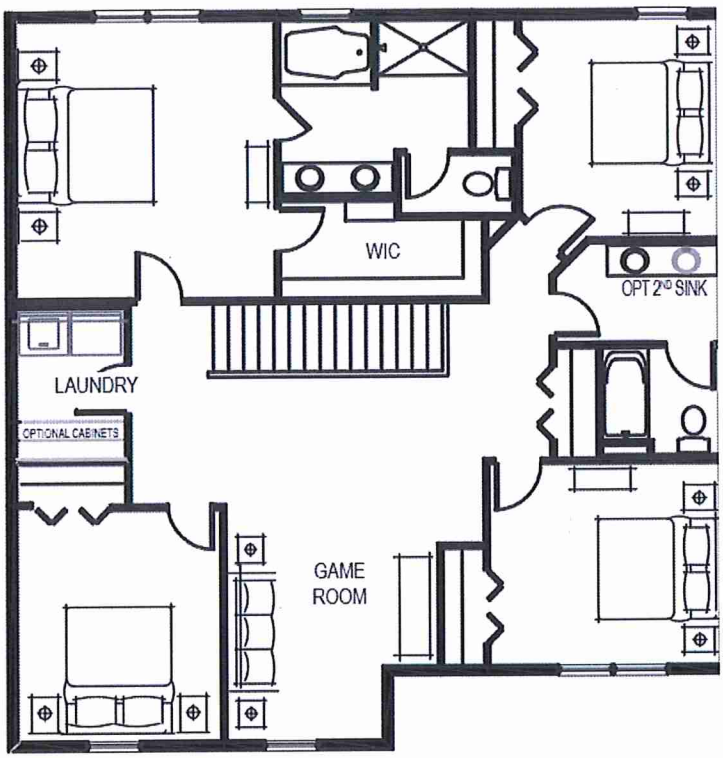
The Harrison

drhorton.com

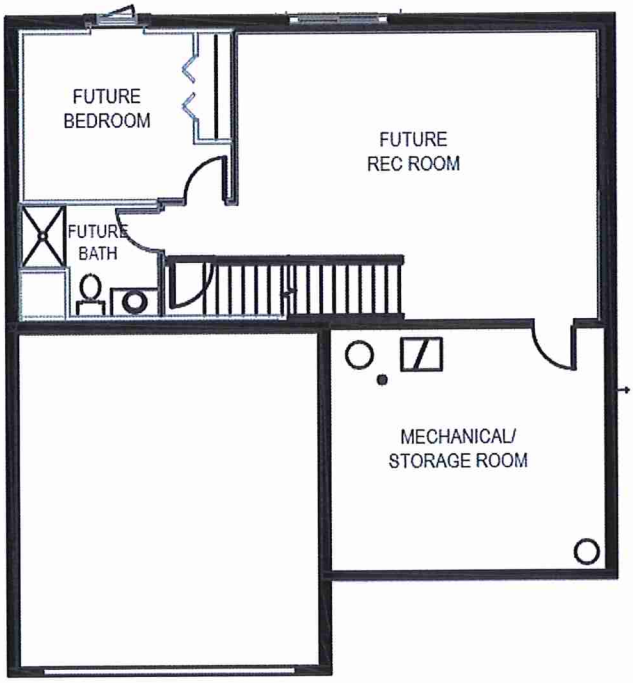
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



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REV. 11.2024.5465

The Jordan

5 Bed | 3 Bath | 3 Garage | 3,003 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



Northern Craftsman B



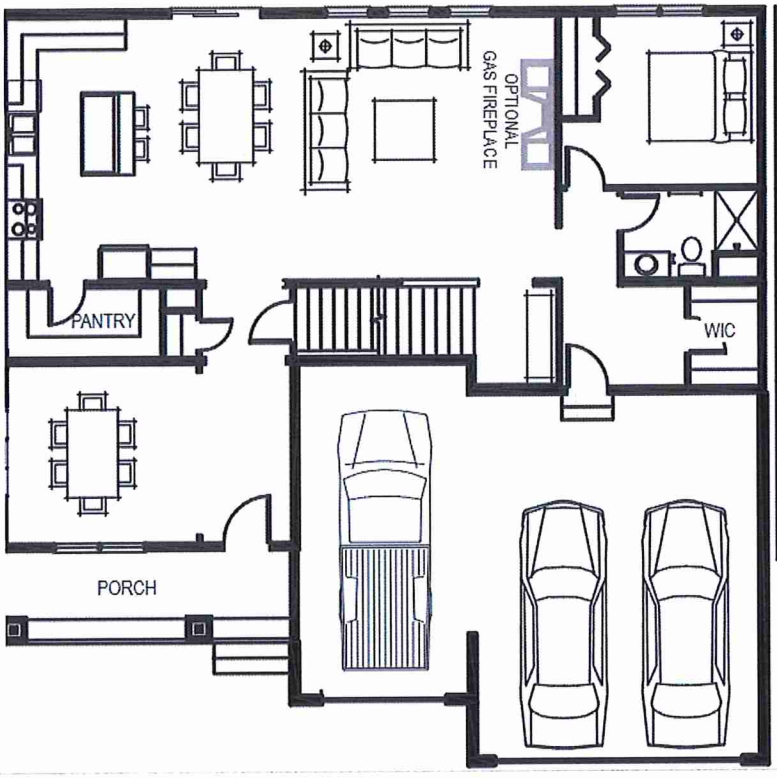
Prairie D

D·R·HORTON
America's Builder

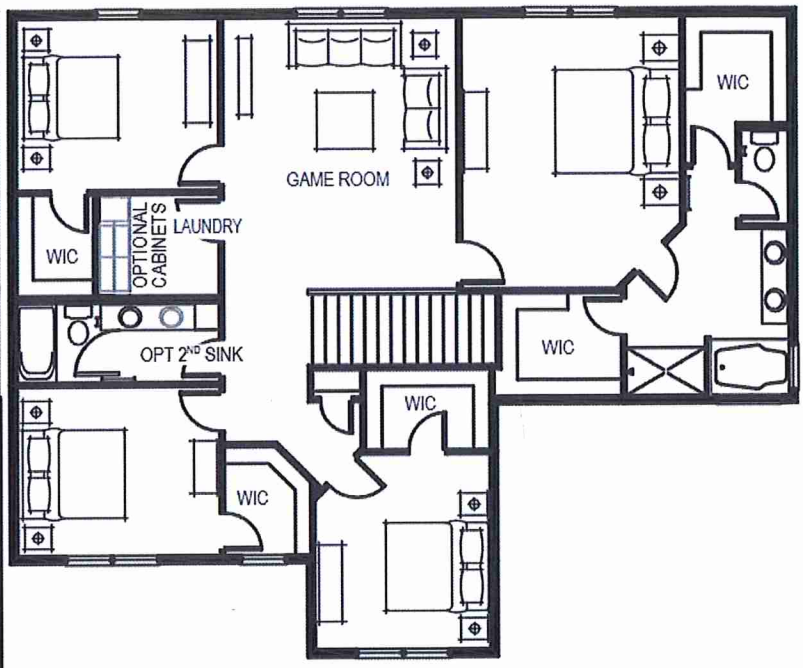
The Jordan

drhorton.com

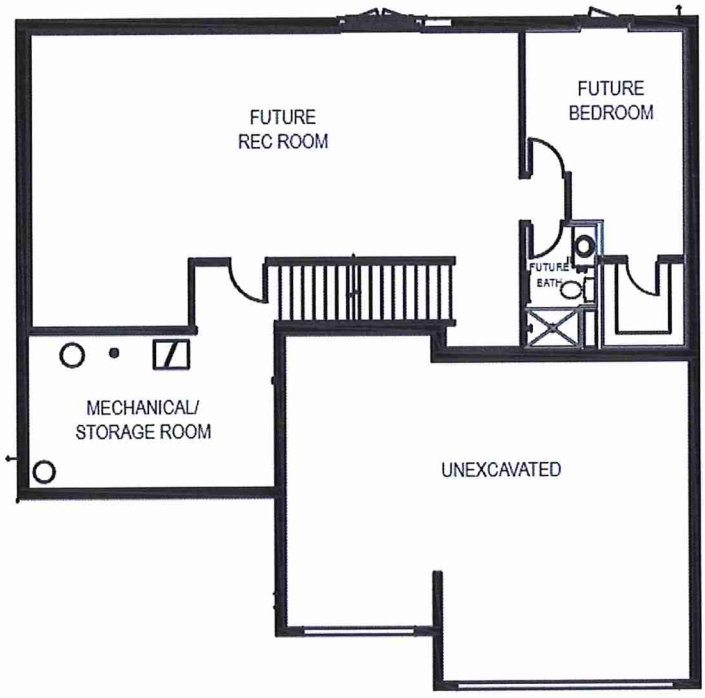
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



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D·R·HORTON
America's Builder

The Jameson

5 Bed | 4 Bath | 3 Garage | 3,156 Square Feet | 2 Stories



American Classic A



Prairie D



Northern Craftsman B



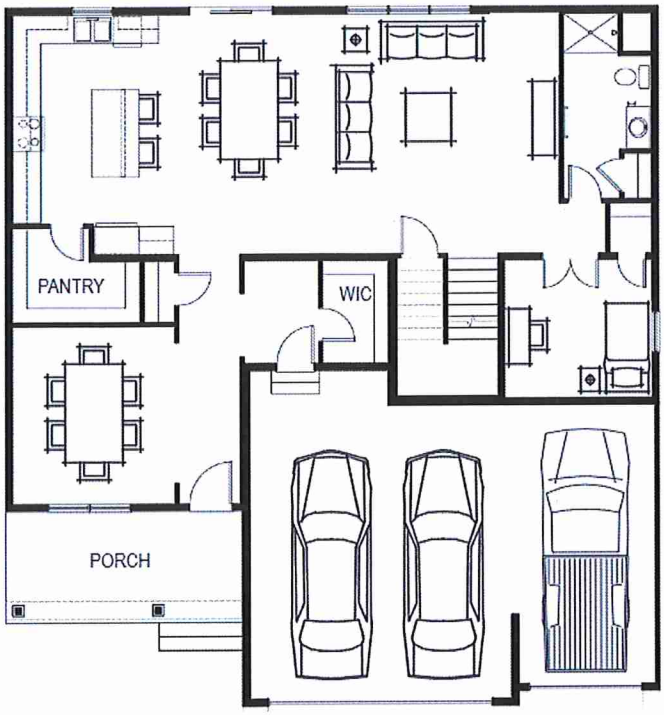
Heartland Cottage C

D·R·HORTON
America's Builder

The Jameson

drhorton.com

MAIN LEVEL



UPPER LEVEL



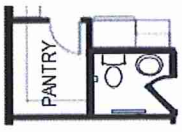
OPT
GAS FIREPLACE

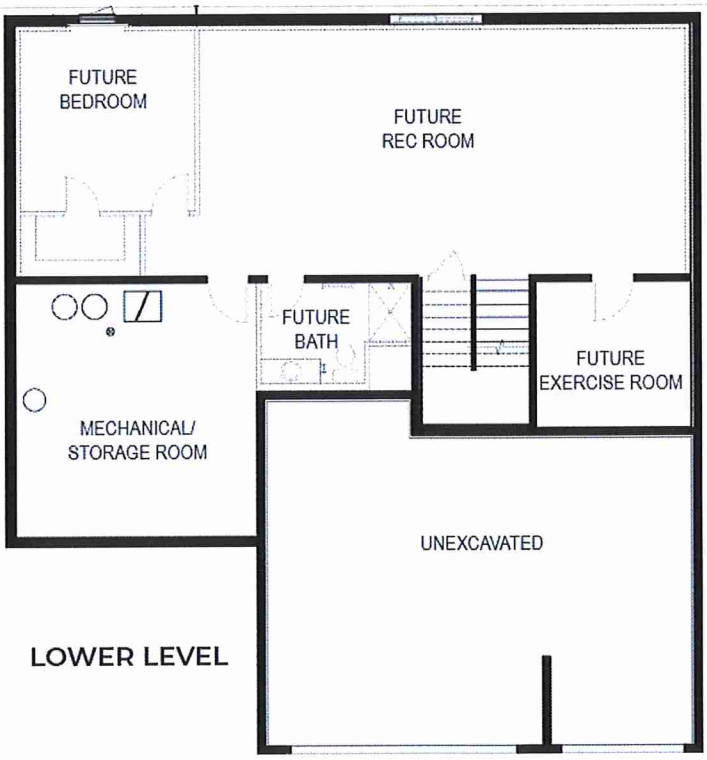


OPT
ELECTRIC FIREPLACE



OPT
MAIN LEVEL
POWDER BATH





LOWER LEVEL

D.R. Horton is an Equal Housing Opportunity Builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates.

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REV. 12.2024 5560

City of Shakopee
Memorandum

TO: Mark Noble, Senior Planner

FROM: Darin Manning, Project Engineer

SUBJECT: Planned Unit Development (PUD) Amendment – Breeggemann Property

CASE: AMEND-000263-2024

DATE: December 27, 2024

The staff review indicates a request to review a Planned Unit Development (PUD) Amendment application for the Breeggemann Property, a proposed residential development. The Breeggeman Property is located west of Marystown Road (County Road 15), east of Old Brickyard Road (County Road 69) and north of 130th Street (County Road 78).

This review should be considered preliminary, as more comments will follow with additional submittals. However, the Engineering Department offers the following comments at this time to the applicant and to the planning department:

The following items need to be addressed/completed prior to the Preliminary Plat being approved:

1. Plan review and plat review red-lined comments are attached to this memo and must be addressed and approved by the City Engineer.

2. Refer to Shakopee Public Utilities comments for watermain.

3. Approval of a preliminary plat will be contingent upon preliminary and final platting of the property to the east (north of the County Road 16 extension). This requirement is due to needed roadway and utility coordination.

4. Easements will be shown on the Final Plat as approved by the City Engineer. They include but are not limited to the following:
   - Verify appropriate drainage and utility easements for public sanitary sewer, storm sewer and watermain systems are provided. The minimum widths of drainage and utility easements are set forth in Section 10.1 (A-D) of the City of Shakopee Design Criteria.
   - Dedicate drainage and utility easement to encompass the 100-year high water level of all storm water basins.

- Refer to plan review redlined comments for specific locations where additional easement is required.

5. Submit a certified bluff determination document. The certified bluff line and setback will be used to determine final location of infrastructure along the top of the bluff.

6. As part of a PUD process, approval of temporary sanitary sewer systems will not be considered. With future submittals, a temporary system may be considered but the developer would be required to submit escrow money for the future removal of temporary piping and all associated costs including bypass pumping.

7. Plans must be provided to Scott County for review and any conditions imposed by the county must be adhered to by the applicant.

8. Approval of the PUD Amendment does not constitute approval of the submitted preliminary plat or construction plans.

The following items need to be addressed/completed prior to release of the Final Plat for recording:

9. Conduct a title search to confirm other interests on the property.

10. Execution of a Developer's Agreement, which needs to include provisions for a letter of credit or cash security equal to 125 percent of the estimated total cost of the improvements, plus 100 percent of the estimated costs of city inspection and administration.

11. Submit a detailed lot area drawing showing the total plat area, the total drainage and utility easement area encompassing 100-year high water levels of wetlands/storm water basins, the total area of right-of-way, the total area of conservation easements and outlots, the total area of bituminous street and the total area of lots.

12. Submit a detailed contractor's bid for all public improvements associated with this subdivision.

13. Pay all applicable fees/charges listed below, as required by the most current City of Shakopee Fee Schedule.

- Street and Utility Fee
- Watermain Fee
- Trunk Sanitary Sewer Charge
- Bituminous Sealcoat Fee
- Sign Installation Fee
- Trunk Storm Water Charge
- Storm Water Management Plan Review Fees

14. A temporary cul-de-sac is required to be constructed at the north end of LaTour Drive. Submit an agreement to remove and restore the temporary cul-de-sac when future development occurs along with a $5,000 escrow per cul-de-sac.

15. Retaining walls are located across multiply properties. Further discussion is needed regarding maintenance and future replacement.

16. At a minimum, obtain conditional approval of the development's storm water management plan.

17. Prior to discharging into a storm water basin, pretreatment must be provided.

18. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.

The following items need to be addressed/completed prior to approval of a grading permit, a street and utility plan and/or a building permit:

19. Obtain final approval of the subdivision's storm water management plan.

20. Pay all applicable fees and submit security for grading permit as required by the most current City of Shakopee Fee Schedule.

21. Grade the entire site, as proposed on the approved plans, in one phase within one year from the date of approval of the grading permit application. Grading is defined as bringing the site to the proposed finished grade with materials deemed acceptable by the City of Shakopee engineering department, providing topsoil per City requirements and applying seed, mulch and/or sod per City requirements and providing an as-built record grading plan per Section 2.5 of the City of Shakopee Design Criteria.

22. Provide the city with a copy of all applicable permits/approvals, including, but not limited to the following:

- Minnesota Department of Health
- Met Council
- Minnesota Pollution Control Agency (NPDES and Sanitary Sewer Extension)
- Shakopee Public Utilities
- Any other required

23. Submit detailed pavement design calculations.

24. Submit retaining wall design for City review and approval.

25. Submit a small utilities joint trench design and detail.

26. The contractor must submit a Construction Management Plan to the city prior to any construction activities.

27. Submit final construction plans for approval by the city. Plan must include a private utility coordination plan.

28. Record plans need to be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The record plans need to be certified and submitted to the engineering department. Provide a letter from the engineer of record certifying all improvements were constructed per approved plans and under the direct supervision of the engineer of record.

Recommendation

The Engineering Department recommends approval of the application subject to the conditions above being addressed/completed by the applicant.

BREEGGEMANN PROPERTY – BLUFF VIEW PUD AMENDMENT

Summergate Development is proposing development of a single-family residential subdivision to consist of 247 single family lots, to be located along future 17th Avenue at Zumbro Avenue. The subject site is approximately 85.35 acres in size and is guided by the 2040 Shakopee Comprehensive Plan for Low Density Residential. The request involves an amendment to the approved PUD for Bluff View, originally approved February 21, 2023, and allowing for 222 single family lots. Further, in order to facilitate future 17th Avenue, the preliminary plat includes dedication of 5 acres of right-of-way for the roadway. The revised subdivision plan includes 247 single-family residential lots, along with outlots for open space and trail purposes and remnant outlots for inclusion in future subdivisions. As part of the PUD proposal, open space along the Minnesota River Bluff is provided to accommodate trail connections and views from the adjacent roadway.

Proposed lots include 42-foot, 52-foot, 62-foot and 65-foot lot widths, with minimum 25-foot front yard setback, 30-foot rear, and 6-foot side yards. Gross density is 2.89 units per acre and net density at 4.1 units per net acre.

Summergate Development LLC is currently developing properties in Cottage Grove, Lakeville, Shakopee, Farmington, and Victoria. We look forward to working with the City of Shakopee to bring this new residential development to completion.

17305 Cedar Avenue Suite 200, Lakeville, MN 55044 952-898-3461 bryant@summer-gate.com www.summer-gate.com

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PRELIMINARY PLAT SUBMITTAL

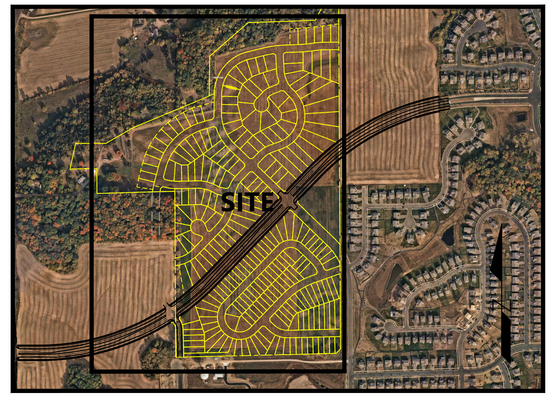
FOR

PRELIMINARY PLAT, GRADING & UTILITIES

FOR

BLUFF VIEW

SHAKOPEE, MN



Vicinity Map
(NOT TO SCALE)

Fire - Street names must be reviewed and approved.

Need to include:
- Intersection details
- Small utility plan
- Lighting, signing, striping plan
- Utility Profiles (Storm, Sewer, Water)
- Storm Sewer Casting Schedule
- Typical Street Sections
- Landscape Plan
- Details (City & SPUC)
- MnDOT Details for Erosion Control & ADA Ped Ramps
- Provide separate plan sheets for erosion control. When combined with grading the erosion control gets lost.

Revise:

Set up plan sheets to match city template:
-Storm/Street: plan window top, profile bottom
-San/WM: plan sheets set up the same as Storm/street, showing San/WM improvements, ghost in Storm.
- only miscellaneous profile sheets for storm that do not fall in the normal plan sheets and for SAN/WM that do not fall in the normal plan sheets.

PREPARED FOR:

SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044
CONTACT: BRYAN TUCKER
PHONE: 952-898-3461
EMAIL: BRYANT@SUMMER-GATE.COM

PREPARED BY:

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.

PROJECT NUMBER: 0057465.00
CONTACT: RYAN M. BLUHM

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
1	Cover
2	Existing Conditions
3	Overall Preliminary Plat
4	Preliminary Plat Detail A
5	Preliminary Plat Detail B
6	Preliminary Plat Detail C
7	Preliminary Plat Detail D
8	Preliminary Plat Detail E
9	Overall Preliminary Grading Plan
10	Preliminary Grading Drainage & Erosion Control Plan
11	Preliminary Grading Drainage & Erosion Control Plan
12	Preliminary Grading Drainage & Erosion Control Plan
13	Preliminary Grading Drainage & Erosion Control Plan
14	Preliminary Grading Drainage & Erosion Control Plan
15	Preliminary Grading Drainage & Erosion Control Plan
16	Overall Preliminary Utility Plan
17	Preliminary Utility Plan
18	Preliminary Utility Plan
19	Preliminary Utility Plan
20	Preliminary Utility Plan
21	Preliminary Utility Plan
22	Street Profiles
23	Street Profiles
24	Street Profiles

NO.	DATE	REVISION	SHEETS
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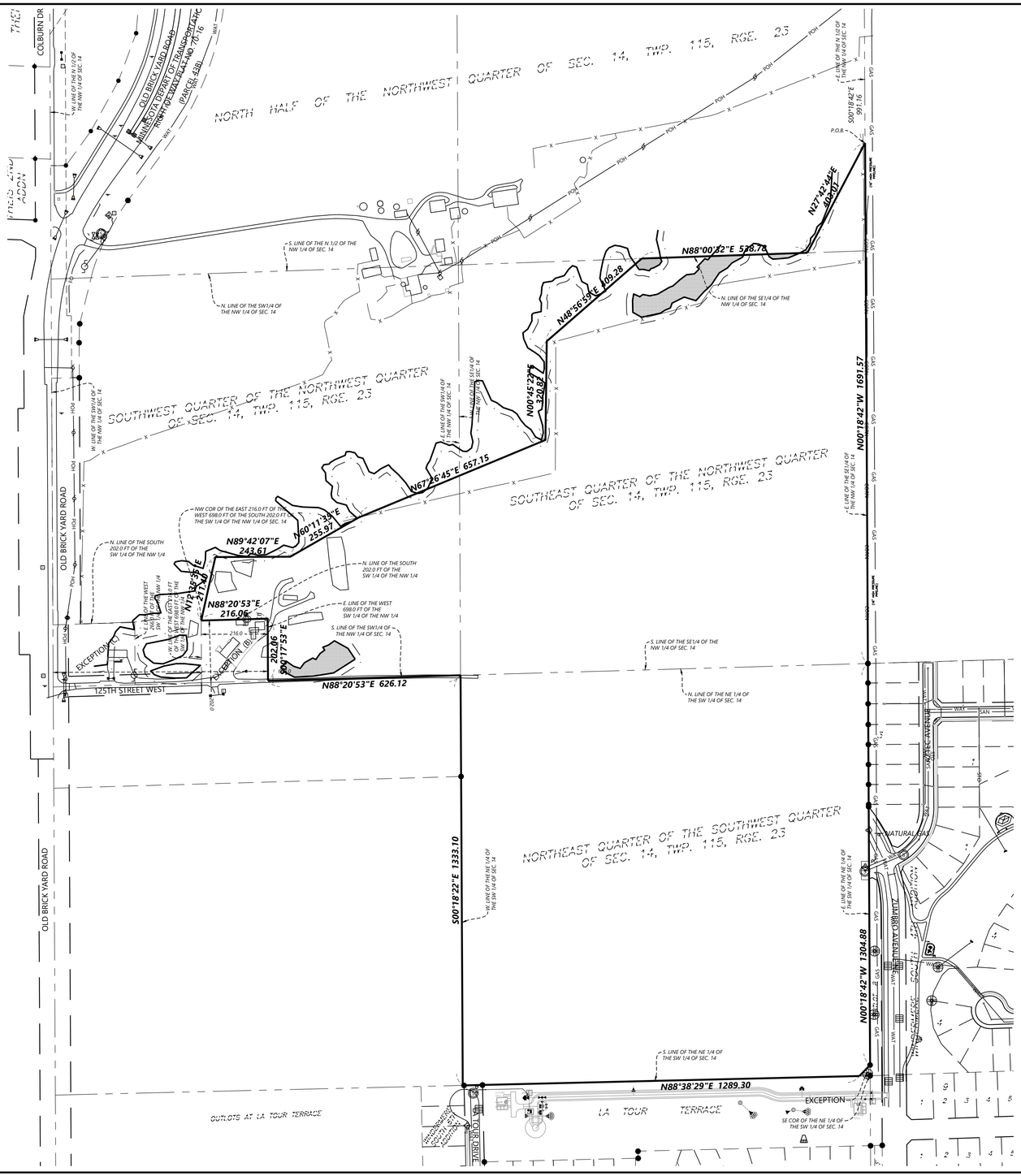
PRELIMINARY PLAT SUBMITTAL
FOR
PRELIMINARY PLAT, GRADING & UTILITIES
FOR
BLUFF VIEW
SHAKOPEE, MN

INITIAL SUBMITTAL DATE: 11/27/24 SHEET: 1 OF 24

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BLUFF VIEW

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Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

PROPOSED PROPERTY DESCRIPTION

That part of the North Half of the Northwest Quarter, that part of the Southwest Quarter of the Northwest Quarter, that part of the Southeast Quarter of the Northwest Quarter and that part of the Northeast Quarter of the Southwest Quarter all in Section 14, Township 115 North, Range 23 West, Scott County, Minnesota, lying southeasterly of the following described line:

Commencing at the North Quarter corner of said Section 14; thence South 00 degrees 18 minutes 42 seconds East, assumed bearing along the east line of said North Half of the Northwest Quarter, a distance of 991.16 feet to the point of beginning of the line to be described; thence South 27 degrees 42 minutes 44 seconds West, a distance of 403.01 feet to the north line of said Southeast Quarter of the Northwest Quarter; thence South 88 degrees 00 minutes 32 seconds West, along said north line a distance of 538.78 feet; thence South 48 degrees 56 minutes 59 seconds West, a distance of 409.28 feet; thence South 00 degrees 45 minutes 22 seconds West, a distance of 320.82 feet; thence South 67 degrees 26 minutes 45 seconds West, a distance of 657.15 feet; thence South 60 degrees 11 minutes 35 seconds West, a distance of 255.97 feet; thence South 89 degrees 42 minutes 07 seconds West, a distance of 243.61 feet; thence South 12 degrees 35 minutes 35 seconds West, a distance of 211.40 feet to the northwest corner of the East 216.0 feet of the West 698.0 feet of the South 202.0 feet of said Southwest Quarter of the Northwest Quarter; thence South 00 degrees 17 minutes 53 seconds East, along the west line of said East 216.0 feet of the West 698.0 feet of the South 202.0 feet of the Southwest Quarter of the Northwest Quarter, a distance of 202.06 feet to the south line of said Southwest Quarter of the Northwest Quarter and said line there terminating.

EXCEPTING THEREFROM

The East 216.0 feet of the West 698.0 feet of the South 202.0 feet of the Southwest Quarter of the Northwest Quarter.

AND

Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼) of said Section 14, thence running West thirty-five (35) feet, thence Northeasterly to a point thirty-five (35) feet North of the Southeast corner of said Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼), thence South thirty-five (35) feet to the place of beginning, all in Section fourteen (14), Township one hundred fifteen (115), Range twenty-three (23), now platted as part of Outlot B, WINDERMERE SOUTH 4TH ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

GENERAL NOTES

1. The survey was prepared by a combination of linework provided by Loucks and also field work completed by Westwood Professional Services.

2. Horizontal Datum: 1983NAD (1996adj) Scott County Coordinate System, US Survey Feet

LEGEND

- SANITARY MANHOLE
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- HYDRANT
- GATE VALVE
- ELECTRIC BOX
- GUY WIRE
- POWER POLE
- TELEPHONE BOX
- HAND HOLE/JUNCTION BOX
- STEEL/WOOD POST
- SIGN

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- TREE LINE
- CTV — CABLE TELEVISION LINE
- GAS — GAS LINE
- POH — POWER OVERHEAD
- PUG — POWER UNDERGROUND
- SAN — SANITARY SEWER
- STO — STORM SEWER
- WAT — WATERMAIN
- FO — FIBER OPTIC
- x — FENCE LINE
- Δ — CONTROLLED ACCESS
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- WETLAND
- FOUND MONUMENT (SEE LABEL)
- CAST IRON MONUMENT (SEE LABEL)
- SET MONUMENT (SEE LABEL)

1" = 200'

0' 200' 400' 600'

NOT FOR CONSTRUCTION

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BLUFF VIEW

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE: 200.000031'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 11/27/24
REVISIONS:
1 - -
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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

MATHEW J. WELINSKI
DATE: 11/27/24 LICENSE NO. 53596

BLUFF VIEW
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.

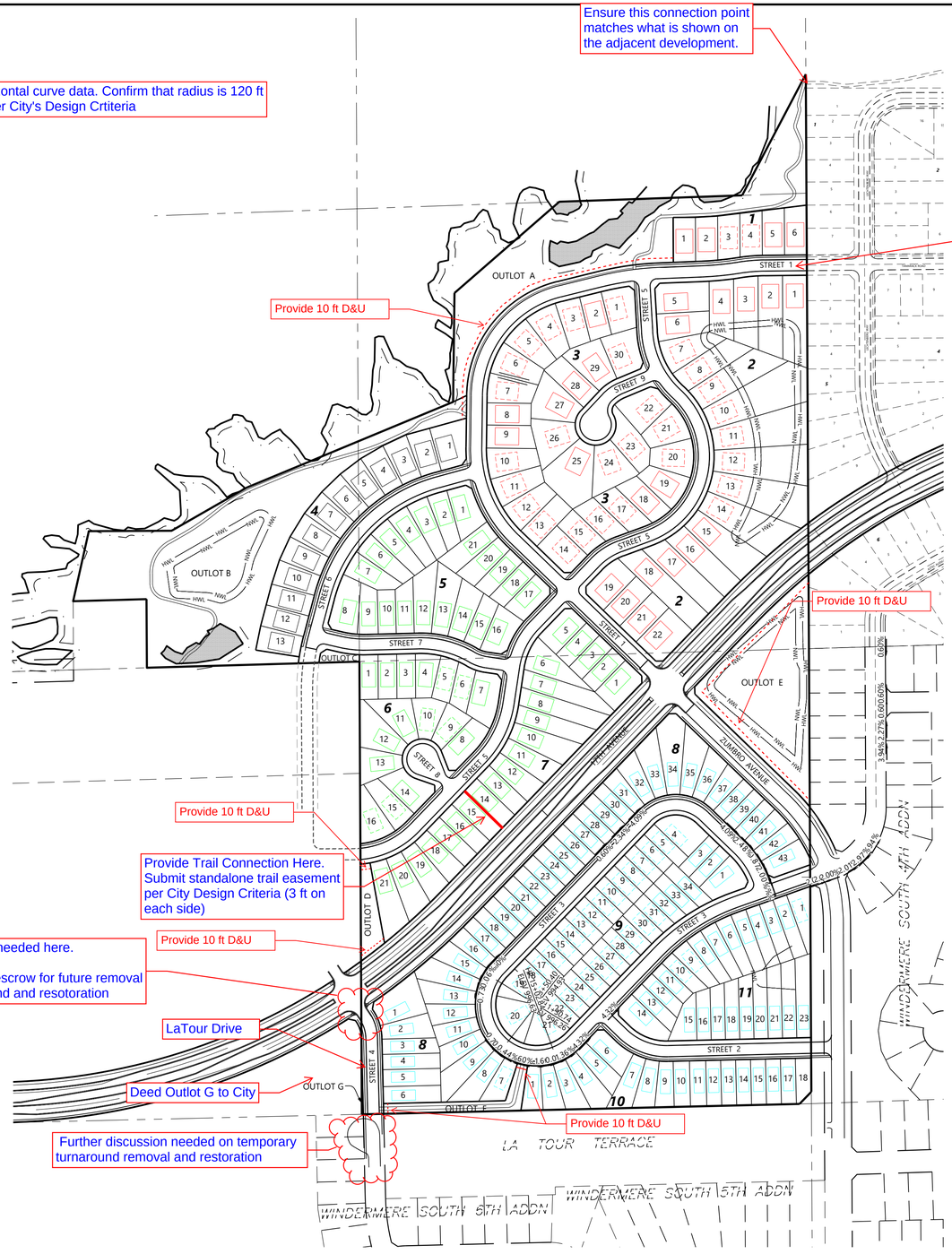
EXISTING CONDITIONS

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 2 OF 24

DATE: 11/27/24

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PROPOSED PROPERTY DESCRIPTION

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The East 216.0 feet of the West 698.0 feet of the South 202.0 feet of the Southwest Quarter of the Northwest Quarter.

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SITE DEVELOPMENT DATA

• EXISTING ZONING:	R-1B
• PROPOSED ZONING:	PUD
• OVERALL GROSS SITE AREA:	85.34± AC
MAJOR R/W (17TH AVE W):	5.08 AC
MAJOR R/W (ZUMBRO AVE):	1.01 AC
LOCAL STREETS R/W:	13.24 AC
PONDING HWL:	5.70 AC
BLUFF AREA:	0.92 AC
• NET SITE AREA:	59.39 AC
• REQ'D OPEN SPACE (15% OF NET):	8.94 AC
• PROJECT OPEN SPACE PROVIDED: (OUTLOT A, B & F LESS PONDING HWL (1.12AC))	9.54 AC
• DEVELOPMENT SUMMARY	
65' SINGLE FAMILY LOTS (BLKS 1, 2, 3):	58 LOTS
62' SINGLE FAMILY LOTS (BLK 4):	13 LOTS
52' SINGLE FAMILY LOTS (BLKS 5, 6, 7):	58 LOTS
42' SINGLE FAMILY LOTS (BLKS 8, 9, 10, 11):	118 LOTS
TOTAL SINGLE FAMILY LOTS:	247 LOTS
• PROJECT DENSITY:	
GROSS: (247 LOTS / 85.34 AC)	2.89± UN/AC
NET: (247 LOTS / 59.39 AC)	4.16± UN/AC

LOT STANDARDS

STANDARD	R-1B ZONING DISTRICT	65' SINGLE FAMILY	62' SINGLE FAMILY	52' SINGLE FAMILY	42' SINGLE FAMILY
MINIMUM LOT AREA	none listed	8,482 SF	8,190 SF	6,890 SF	5,070 SF
AVERAGE LOT AREA	-	13,305 SF	9,016 SF	9,635 SF	7,007 SF
MINIMUM LOT WIDTH	60' @ FRT SBK	65' @ FRT SBK	62' @ FRT SBK	52' @ FRT SBK	42' @ FRT SBK
MINIMUM CORNER WIDTH	60' @ FRT SBK	82.5' @ FRT SBK	81' @ FRT SBK	71' @ FRT SBK	61' @ FRT SBK
MINIMUM LOT DEPTH	100'	125'	130'	122'	120'
SETBACKS					
FRONT	25'	25'	25'	25'	25'
SIDE INTERIOR LOT	7.5'/7.5' (15' TOTAL)	7.5'/7.5' (15' TOTAL)	6'/6' (12' TOTAL)	6'/6' (12' TOTAL)	6'/6' (12' TOTAL)
SIDE CORNER LOT	25'	25'	25'	25'	25'
REAR	30'	30'	30'	30'	30'

DEVELOPMENT NOTES

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

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	OPEN SPACE	CITY	4.34 AC
B	OPEN SPACE / PONDING	CITY	5.94 AC
C	FUTURE DEVELOMENT	DEVELOPER	0.08 AC
D	FUTURE DEVELOPMENT	DEVELOPER	0.31 AC
E	PONDING	HOA	2.75 AC
F	OPEN SPACE / TRAIL	CITY	0.38 AC
G	FUTURE DEVELOPMENT	DEVELOPER	0.01 AC

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

1" = 200'

0' 200' 400' 600'

NOT FOR CONSTRUCTION

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

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BLUFF VIEW

DESIGNED: -
CHECKED: -
DRAWN: -
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 11/27/24
REVISIONS:
1 - -
2 - -
3 - -
4 - -
5 - -

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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: 11/27/24 LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

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

OVERALL PRELIMINARY PLAT

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 3 OF 24

DATE: 11/27/24

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(16" HIGH PRESSURE PIPELINE)

Trail to be offset a minimum of 3 ft from property line.

Revise: keep trail out of setback.

Keep boulevard width consistent

Label boulevard width. Keep consistent width and minimum of 7 ft

OUTLOT A
189,164 sf

Bluff Line
20' Bluff Setback
8' Trail
5' Sidewalk
STREET 1
STREET 5
STREET 9
BLUFF
NWL

1 8,588 sf | 2 8,537 sf | 3 8,522 sf | 4 8,518 sf | 5 8,880 sf | 6 9,359 sf

1 11,077 sf | 2 8,598 sf | 3 9,556 sf | 4 10,845 sf | 5 10,485 sf | 6 10,808 sf | 7 | 28 10,530 sf | 29 13,119 sf | 30 12,018 sf

1 18,704 sf | 2 16,729 sf | 3 14,495 sf | 4 11,934 sf | 5 13,922 sf | 6 11,084 sf | 7 12,182 sf | 8 14,403 sf | 9 19,768 sf

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

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BLUFF VIEW

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 11/27/24
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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: 11/27/24 LICENSE NO. 53774

BLUFF VIEW
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.

PRELIMINARY PLAT
DETAIL A

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 4 OF 24
DATE: 11/27/24

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Common Ground Alliance

end trail where it heads west.

5 ft Sidewalk to the south. Tee into trail.

Label boulevard width. Keep consistent width and minimum of 7 ft

Ensure structure setback meets 30 ft minimum from HWL, this includes the deck.

30'-0"

BLUFF VIEW

(16" HIGH PRESSURE PIPELINE)

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

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DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 11/27/24
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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: 11/27/24 LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

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

PRELIMINARY PLAT
DETAIL B

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 5 OF 24
DATE: 11/27/24

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

Bluff Line
20' Bluff Setback
8' Trail
OUTLOT B
258,601 sf
STREET 6
STREET 7
STREET 5
STREET 1
5' Sidewalk
OUTLOT C
373 sf
Street 6 does not need to extend to the south property line
Extend sidewalk to intersection and clean up linework
993-9 3/4
1" = 50'
0' 50' 100' 150'
NOT FOR CONSTRUCTION
BLUFF VIEW

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 11/27/24
REVISIONS:

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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SHAKOPEE, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT
DETAIL C

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 6 OF 24
DATE: 11/27/24

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Extend trail & sidewalk to intersection

Provide 10 ft D&U Easement

Revise culdesac to reverse curb with a throat vs a tangent (on both sides) if possible

OUTLOT C
3,373 sf

OUTLOT E
119,897 sf

659,463 sf

STREET 1
STREET 2
STREET 5
STREET 6
STREET 7
STREET 8
ZUMBRO AVENUE
11TH AVENUE

5' Sidewalk
10' Trail

(16" HIGH PRESSURE GAS PIPELINE)

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C-PPP02.DWG

BLUFF VIEW

DESIGNED: .
CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

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PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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NICHOLAS T. MEYER
DATE: 11/27/24 LICENSE NO. 53774

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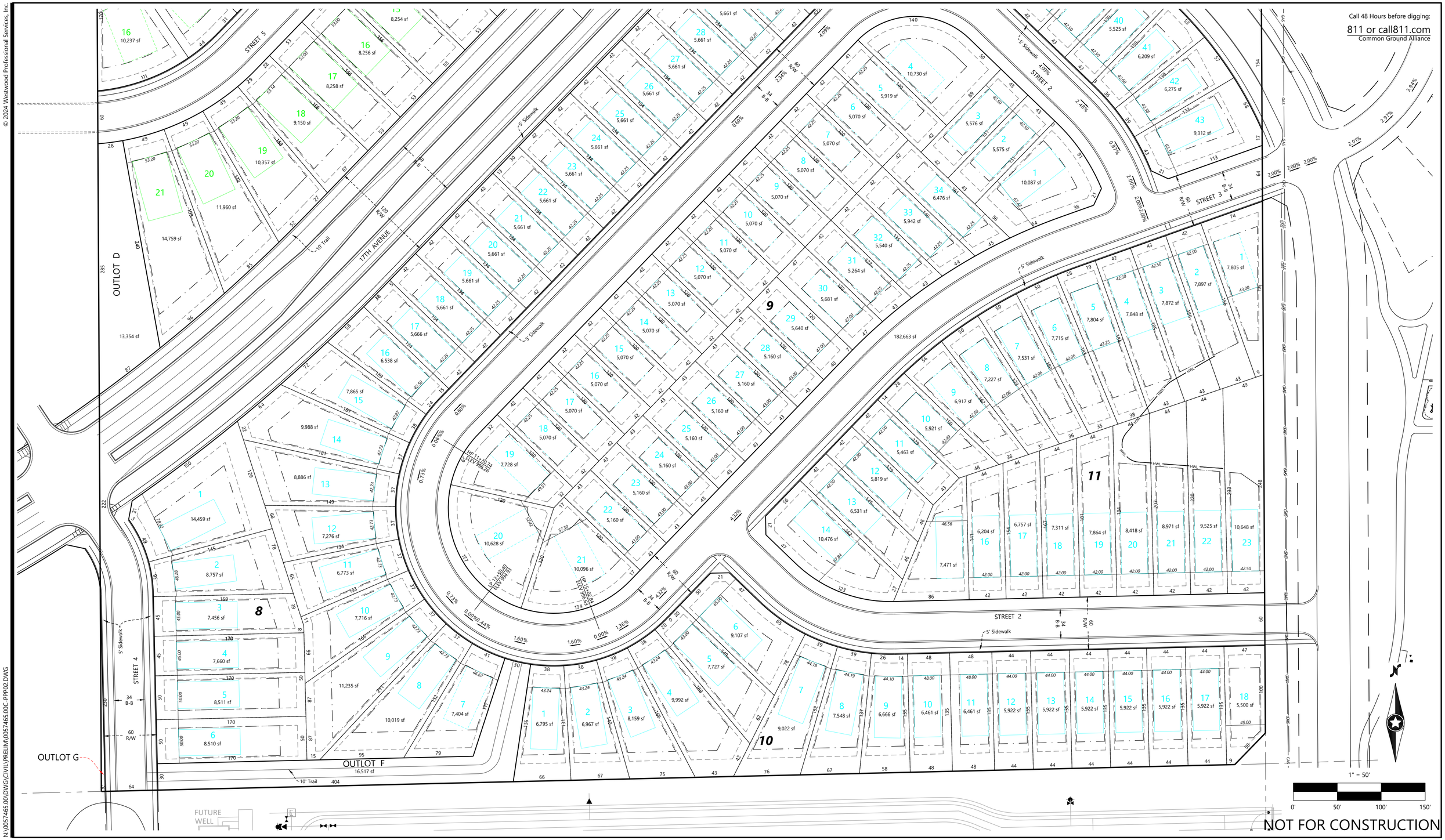
PRELIMINARY PLAT
DETAIL D

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 7 OF 24
DATE: 11/27/24

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BLUFF VIEW

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CHECKED: .
DRAWN: .
HORIZONTAL SCALE: ##########
VERTICAL SCALE: ### OR ##

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PREPARED FOR:

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17305 CEDAR AVENUE, SUITE 200
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NICHOLAS T. MEYER
DATE: 11/27/24 LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

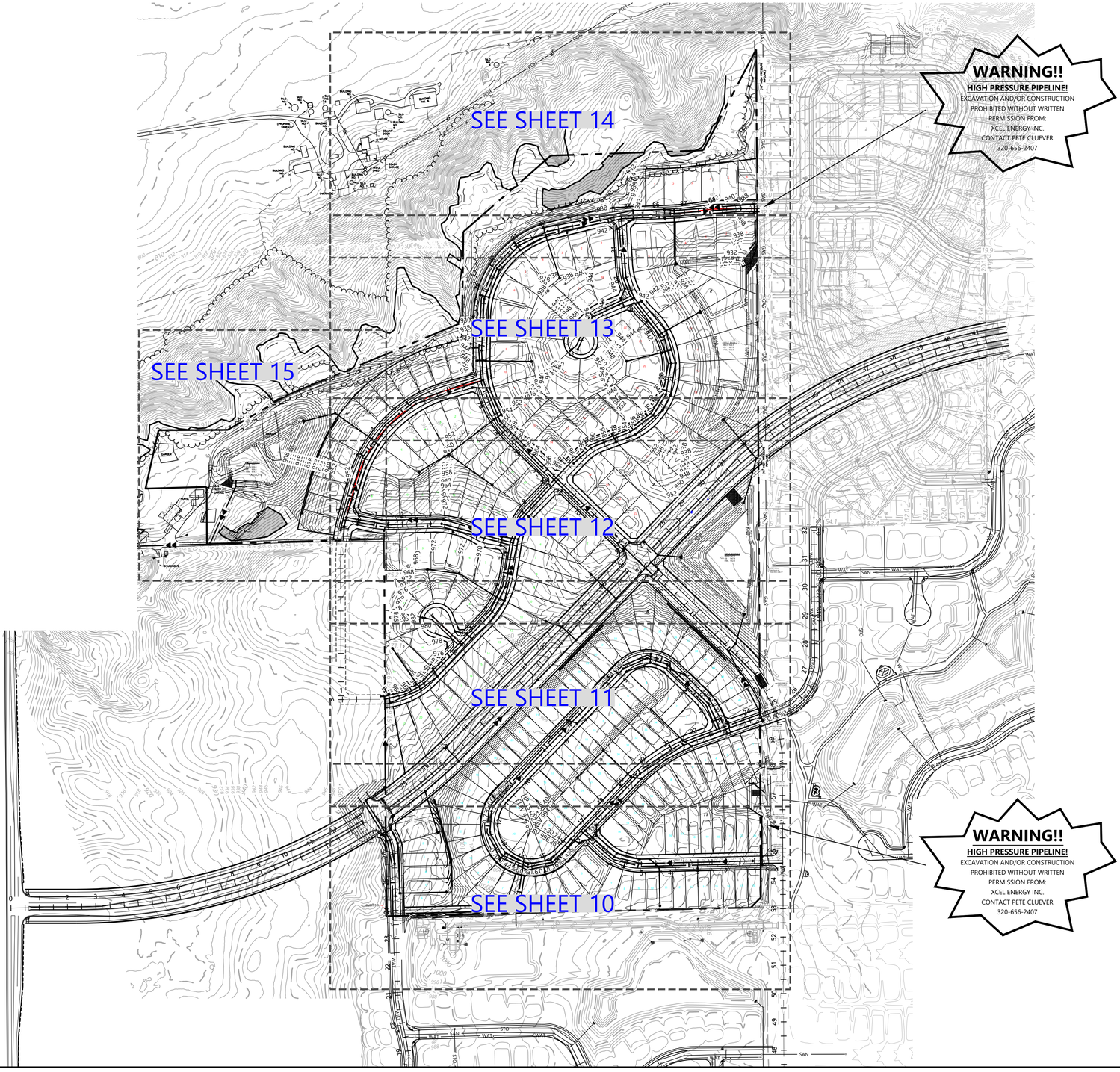
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Fax (952) 937-5822 Minnetonka, MN 55343
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Westwood Professional Services, Inc.

PRELIMINARY PLAT
DETAIL E

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 8 OF 24
DATE: 11/27/24

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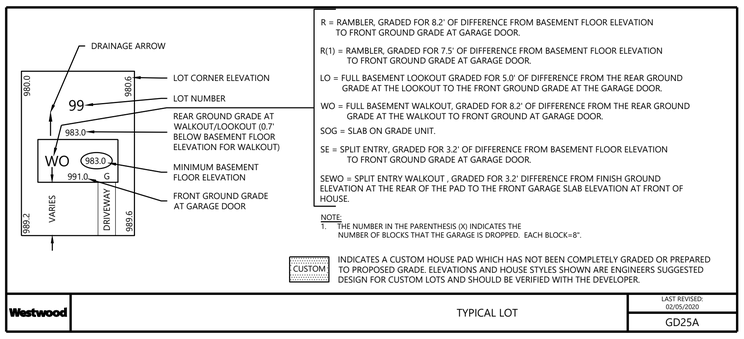
GRADING & DRAINAGE NOTES

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

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

EROSION CONTROL NOTES

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



R = RAMBLER, GRADED FOR 8.2' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

R(1) = RAMBLER, GRADED FOR 7.5' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

LO = FULL BASEMENT LOOKOUT GRADED FOR 5.0' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE LOOKOUT TO THE FRONT GROUND GRADE AT THE GARAGE DOOR.

WO = FULL BASEMENT WALKOUT, GRADED FOR 8.2' OF DIFFERENCE FROM THE REAR GROUND GRADE AT THE WALKOUT TO FRONT GROUND AT GARAGE DOOR.

SOG = SLAB ON GRADE UNIT.

SE = SPLIT ENTRY, GRADED FOR 3.2' OF DIFFERENCE FROM BASEMENT FLOOR ELEVATION TO FRONT GROUND GRADE AT GARAGE DOOR.

SEWO = SPLIT ENTRY WALKOUT , GRADED FOR 3.2' DIFFERENCE FROM FINISH GROUND ELEVATION AT THE REAR OF THE PAD TO THE FRONT GARAGE SLAB ELEVATION AT FRONT OF HOUSE.

NOTE:
1. THE NUMBER IN THE PARENTHESIS (X) INDICATES THE NUMBER OF BLOCKS THAT THE GARAGE IS DROPPED. EACH BLOCK=8".

CUSTOM — INDICATES A CUSTOM HOUSE PAD WHICH HAS NOT BEEN COMPLETELY GRADED OR PREPARED TO PROPOSED GRADE. ELEVATIONS AND HOUSE STYLES SHOWN ARE ENGINEERS SUGGESTED DESIGN FOR CUSTOM LOTS AND SHOULD BE VERIFIED WITH THE DEVELOPER.

Westwood	TYPICAL LOT	LAST REVISED: 02/05/2020
		GD25A



1" = 200'

0' 200' 400' 600'

NOT FOR CONSTRUCTION

BLUFF VIEW

N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C-GDP01.DWG

DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	DJW
HORIZONTAL SCALE:	200'
VERTICAL SCALE:	

INITIAL ISSUE: 11/27/24
REVISIONS:
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PREPARED FOR:

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RYAN M. BLUHM
DATE: 11/27/24 LICENSE NO. 41257

BLUFF VIEW
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.

OVERALL PRELIMINARY GRADING PLAN

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 9 OF 24
DATE: 11/27/24

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SEE SHEET 11

Call 48 Hours before digging:
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Common Ground Alliance

All center line gradients shall be at least 0.5 percent

INLET SEDIMENT CONTROL (TYP.)

EROSION CONTROL BLANKET (TYP.)

RIP RAP OVERFLOW (TYP.)

POST GRADING SILT FENCE (TYP.)

OFFSITE GRADING

18' Retaining wall across multiply properties. Will there be an HOA for this wall maintenance? If not, need to establish maintenance agreements and review retaining wall design. Need to ensure wall can be maintained long term in its proposed location.

Will SPU allow more grading on their property to get rid of this wall?

OUTLOT G

OUTLOT F

STREET 1

STREET 2

FUTURE WELL

SILT FENCE (TYP.)

INLET SEDIMENT CONTROL (TYP.)

PROPOSED RETAINING WALL (TYP.)
COORDINATE GRADING ALONG WELL SITE WITH SPUC

Turn contour labels on all. Tough to tell what is going on with no labels.

provide trail connection

This trail must be paved with this development. Coordinate w/ SPUC & City for trail design requirements

WARNING!!
HIGH PRESSURE PIPELINE!
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XCEL ENERGY INC.
CONTACT PETE CLUEVER
320-656-2407

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT

EXISTING	PROPOSED	
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
× CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
X.XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

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DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 11/27/24
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SHAKOPEE, MN

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PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0057465.00

SHEET NUMBER: 10 OF 24
DATE: 11/27/24

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SEE SHEET 12

Call 48 Hours before digging:
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Gopher State One Call

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XCEL ENERGY INC.
CONTACT PETE CLUEVER
320-656-2407

Same comment as above for this retaining wall

Reroute this storm. Put CBs in the street as needed but this rear yard run is not allowed.

INLET SEDIMENT CONTROL (TYP.)
ROCK CONSTRUCTION ENTRANCE (TYP.)
SILT FENCE (TYP.)
EROSION CONTROL BLANKET (TYP.)
OFFSITE GRADING
OUTLOT
17TH AVENUE
STREET 1
STREET 2
STREET 3

INFILT. BASIN 5
BNCH 961.0
OE 962.5
HWL 966.0

GND=973.47
DEPTH=5.85
TOP PIPE=967.62

GND=967.29
DEPTH=6.16
TOP PIPE=961.13

SEE SHEET 10

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
× 900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
× CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
X.XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

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BLUFF VIEW

DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 11/27/24
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SHAKOPEE, MN

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Westwood Professional Services, Inc.

PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0057465.00

SHEET NUMBER: 11 OF 24
DATE: 11/27/24

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SEE SHEET 13

SEE SHEET 15

Call 48 Hours before digging:
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keep Rear Yard Storm Sewer on property line

WARNING!!
HIGH PRESSURE PIPELINE!
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CONTACT PETE CLUEVER
320-656-2407

16" HIGH PRESSURE PIPELINE

RIP RAP OVERFLOW (TYP.)

POST GRADING SILT FENCE (TYP.)

INLET SEDIMENT CONTROL (TYP.)

INFILT. BASIN 2.1
BNCH 947.0
OE 947.9
HWL 952.3

Rip rap must extend to the bottom of the basin

SILT FENCE (TYP.)

EROSION CONTROL BLANKET (TYP.)

OUTLOT C

STREET 1

STREET 5

STREET 6

STREET 7

78TH AVENUE

ZUMBRO AVENUE

BW 62.5
TW 64.2

BW 65.3
TW 70.5

BW 71.0
TW 76.0

GRADING LEGEND

SEE SHEET 11

EXISTING	PROPOSED	
SB-19	SB-19	PROPERTY LINE
980	980	SOIL BORING LOCATION
982	982	INDEX CONTOUR
900.00	900.00	INTERVAL CONTOUR
	HP/LP 900.00	SPOT ELEVATION
		HIGH/LOW POINT
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
X.XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

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DRAWN:	DJW
HORIZONTAL SCALE:	100'
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PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0057465.00

SHEET NUMBER: 12 OF 24
DATE: 11/27/24

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SEE SHEET 14

SEE SHEET 15

SEE SHEET 12

EROSION CONTROL BLANKET (TYP.)

BLUFF LINE (TYP.)

SILT FENCE (TYP.)

20' BLUFF SETBACK (TYP.)

INLET SEDIMENT CONTROL (TYP.)

PROPOSED RETAINING WALL (TYP.)

RIP RAP OVERFLOW (TYP.)

POST GRADING SILT FENCE (TYP.)

EOF must stay within this development

wall must be structurally designed

review proposed low floors wtih adjacent HWLs

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

INFILT. BASIN 2
BNCH 926.5
OE 927.0
HWL 930.9

WARNING!!
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320-656-2407

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Common Ground Alliance

GRADING LEGEND

EXISTING	PROPOSED	
SB-19	SB-19	PROPERTY LINE
980	980	SOIL BORING LOCATION
982	982	INDEX CONTOUR
900.00	900.00	INTERVAL CONTOUR
	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT

EXISTING	PROPOSED	
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
× CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
X.XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C_GDP01.DWG

DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 11/27/24
REVISIONS:

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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

RYAN M. BLUHM
DATE: 11/27/24 LICENSE NO. 41257

BLUFF VIEW
SHAKOPEE, MN

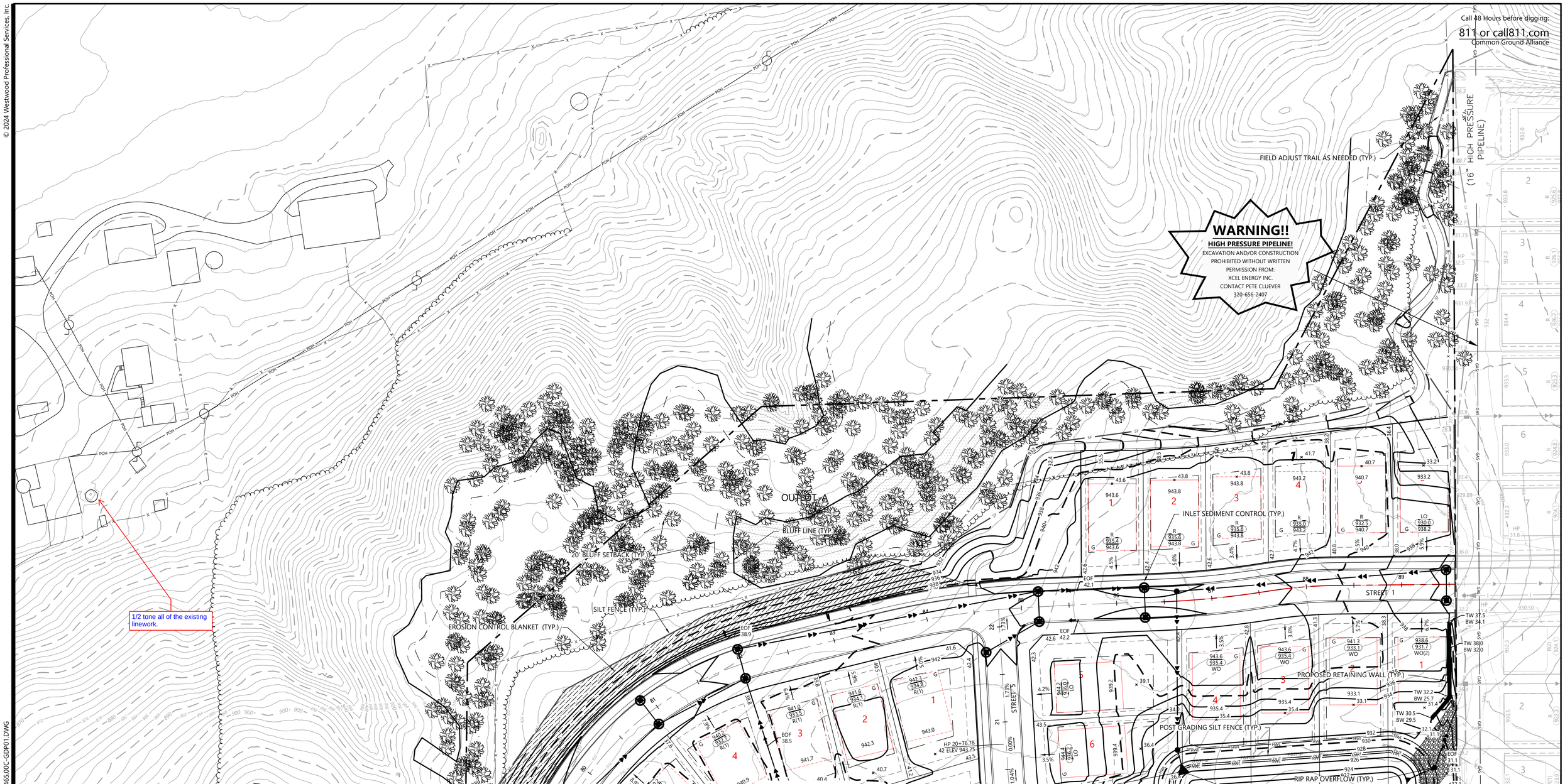
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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
PROJECT NUMBER: 0057465.00

SHEET NUMBER: 13 OF 24
DATE: 11/27/24

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



GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
× CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C-GDP01.DWG

DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 11/27/24
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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RYAN M. BLUHM
DATE: 11/27/24 LICENSE NO. 41257

BLUFF VIEW
SHAKOPEE, MN

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POST GRADING SILT FENCE (TYP.)

SILT FENCE (TYP.)

1/2 tone all of the existing linework.

20' BLUFF SETBACK (TYP.)

BLUFF LINE (TYP.)

INFILT. BASIN 3
BTM 899.0
BNCH 909.0
OE 909.8
HWL 914.3

OUTLOT B

EOF 51.0
ELEV 946.2

Review retaining wall and sanitary sewer design. Wall on private property requires private ownership/maintenance.

RIP RAP OVERFLOW (TYP.)

PROPOSED RETAINING WALL (TYP.)

FIELD ADJUST TRAIL AS NEEDED (TYP.)

Show the outlet details

TW 36.0
BW 35.0

TW 37.0
BW 32.0

TW 39.0
BW 32.0

TW 42.5
BW 34.0

TW 47.0
BW 46.0

STREET 6

STREET 7

INLET SEDIMENT CONTROL (TYP.)

OUTLOT C

SEE SHEET 13

SEE SHEET 12

SEE SHEET 12

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
SB-19	SB-19	SOIL BORING LOCATION
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
900.00	× 900.00	SPOT ELEVATION
	× HP/LP 900.00	HIGH/LOW POINT
STO		STORM SEWER
		INLET PROTECTION
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		POND NORMAL WATER LEVEL
	POST-SF	SILT FENCE-POST GRADING

PROPOSED	
× CL-CL 900.00	CL-CL ELEVATION
0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	EMERGENCY OVERFLOW
X.XX%	PROPOSED STREET PROFILE GRADE

PROPOSED	
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
	TURF REINFORCEMENT MAT
SF	SILT FENCE
HDSF	HEAVY DUTY SILT FENCE
RSC	REDUNDANT SEDIMENT CONTROL

1" = 50'
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SHAKOPEE, MN

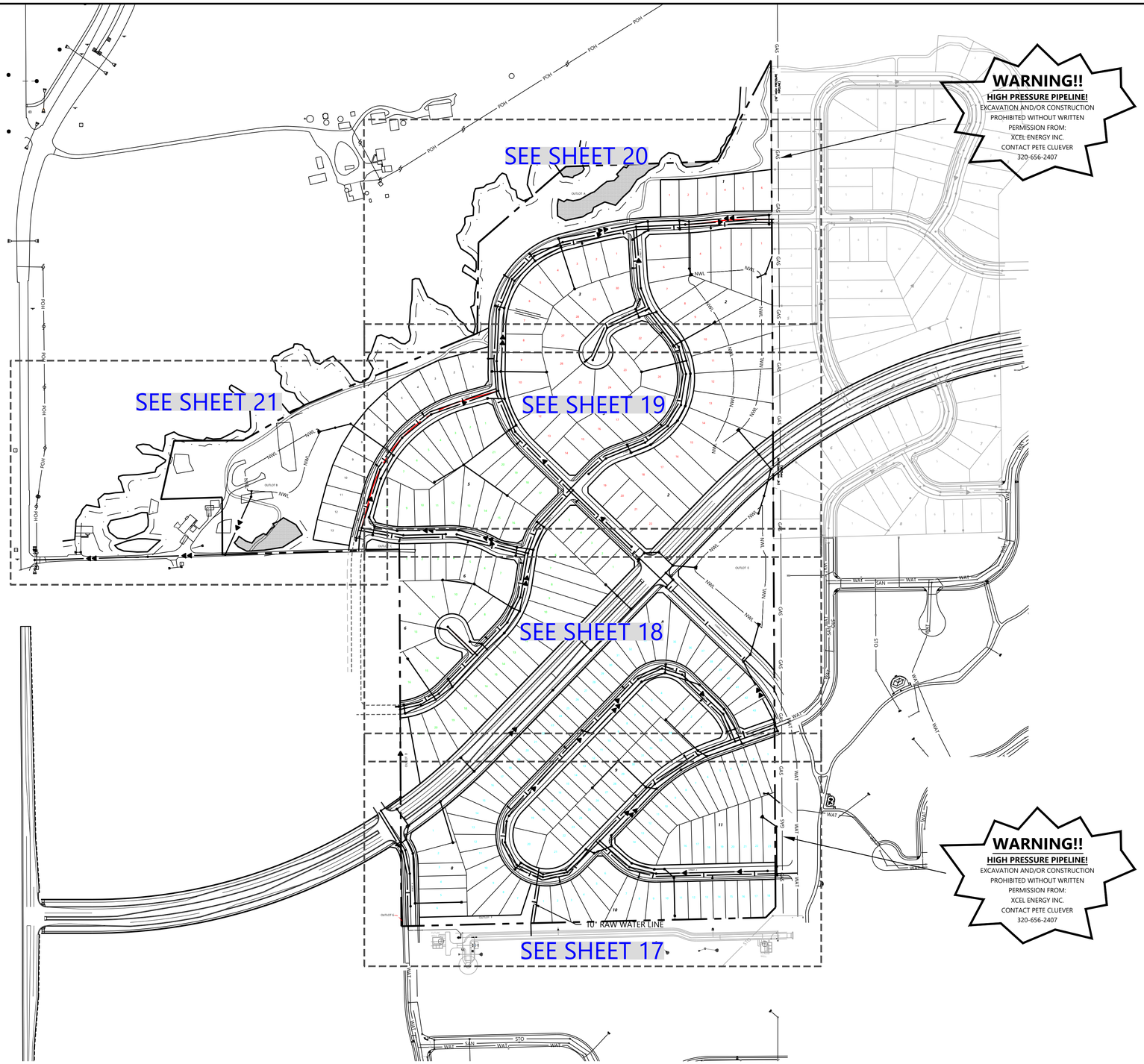
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PRELIMINARY GRADING DRAINAGE & EROSION CONTROL PLAN
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SHEET NUMBER: 15 OF 24
DATE: 11/27/24

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Common Ground Alliance



UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

GENERAL UTILITY NOTES

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5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

SPU:

Developer will be required to pay Trunk Water Charge to SPU for net developable acreage.

SPU will pay the developer trunk oversizing where SPU requests pipes larger than required to meet the lateral requirements per SPU Water Policy Manual.

Complete construction plans need to be developed with plan & profiles that meet all SPU requirements per the SPU Water Policy Manual.

SPU is in need of a future well site and will contact the developer to negotiate purchase of lot(s). Additional raw watermain may be necessary depending on the potential well siting.

N

1" = 200'

0' 200' 400' 600'

NOT FOR CONSTRUCTION

N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C-UTP01.DWG

BLUFF VIEW

DESIGNED: RMB
CHECKED: RMB
DRAWN: DJW
HORIZONTAL SCALE: 200'
VERTICAL SCALE:

INITIAL ISSUE: 11/27/24
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BLUFF VIEW
SHAKOPEE, MN

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OVERALL PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 16 OF 24
DATE: 11/27/24

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SEE SHEET 18

Temp easements needed for any work located outside property limits

DISCUSS: TEMP SEWER NOT ALLOWED UNLESS DEVELOPER ESCROWS FOR THE REMOVAL COSTS AND TEMP BYPASSING COSTS

TEMP SEWER ROUTING TO BE REALIGNED WITH BAUER DEVELOPMENT

Pipe must be cased under the county road. Need detailed design for the casing (length, inverts of casing and carrier pipe, size of pipe, etc.) all shown on a separate detail.

Crossing to be perpendicular to the street.

No storm MHs in the street. Use a CB.

CUT IN 8" WM WITH 8"x 8" TEE. REPAIR PAVEMENT IN-KIND.

OUTLOT D

OUTLOT G

OUTLOT F

17TH AVENUE

STREET 2

LA TOUR DR

ZUMBRO AVE NE

REMOVE 12" PLUG AND CONNECT TO EXISTING 12" DIP WATERMAIN

10" RAW WATER LINE

COORDINATE CUT-IN TEE LOCATION WITH SPUC

FUTURE WELL

FUTURE WELL

12" WM PLUG

MH-58
RE=970.37
IE=951.77 (8" SW)
IE=951.67 (8" N)
D=18.7

MH-59
RE=965.69
IE=953.28 (8" SE)
IE=953.69 (8" NE)
D=12.4

MH-60
RE=966.84
IE=954.94 (8" S)
IE=954.84 (8" NW)
D=12.0

MH-61
RE=969.78
IE=957.88 (8" S)
IE=957.78 (8" N)
D=12.0

MH-62
RE=975.26
IE=963.26 (8" N)
D=12.0

MH-6
RE=994.81
IE=982.91 (8" SW)
IE=982.81 (8" NE)
D=12.0

MH-7
RE=996.20
IE=984.20 (8" NE)
D=12.0

MH-16
RE=996.12
IE=984.12 (8" S)
D=12.0

MH-15
RE=995.59
IE=983.69 (8" N)
IE=983.59 (8" SE)
D=12.0

MH-15A
RE=994.98
IE=983.08 (8" NW)
IE=982.98 (8" SE)
D=12.0

MH-14
RE=995.74
IE=982.57 (8" NW)
IE=982.47 (8" E)
D=13.3

MH-13
RE=996.46
IE=982.12 (8" W)
IE=982.02 (8" NE)
D=14.4

MH-10
RE=990.48
IE=960.58 (8" SE)
IE=978.49 (8" SW)
IE=960.48 (8" NE)
D=30.0

MH-11
RE=986.34
IE=961.24 (8" E)
IE=961.14 (8" NW)
D=25.8

MH-12A
RE=983.82
IE=961.73 (8" E)
IE=961.63 (8" W)
D=22.2

MH-12
RE=971.07
IE=963.31 (8" W)
D=7.8

MH-9
RE=982.82
IE=959.36 (8" SW)
IE=959.26 (8" NE)
D=23.6

MH-8
RE=978.02
IE=958.52 (8" SW)
IE=958.42 (8" E)
D=19.6

MH-1
RE=974.43
IE=957.87 (8" W)
IE=962.43 (8" NW)
IE=957.77 (8" E)
D=16.7

GND=967.29
DEPTH=6.16
TOP PIPE=961.13

GND=970.30
DEPTH=5.65
TOP PIPE=964.65

GND=963.78
DEPTH=5.85
TOP PIPE=957.94

Call Two Full Business Days Before You Dig: 811 or call811.com Common Ground Alliance

UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

GENERAL UTILITY NOTES

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5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C-UTP01.DWG

BLUFF VIEW

DESIGNED: RMB
CHECKED: RMB
DRAWN: DJW
HORIZONTAL SCALE: 50'
VERTICAL SCALE:

INITIAL ISSUE: 11/27/24
REVISIONS:
1 . .
2 . .
3 . .
4 . .
5 . .

PREPARED FOR:

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LAKEVILLE, MINNESOTA, 55044

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SHAKOPEE, MN

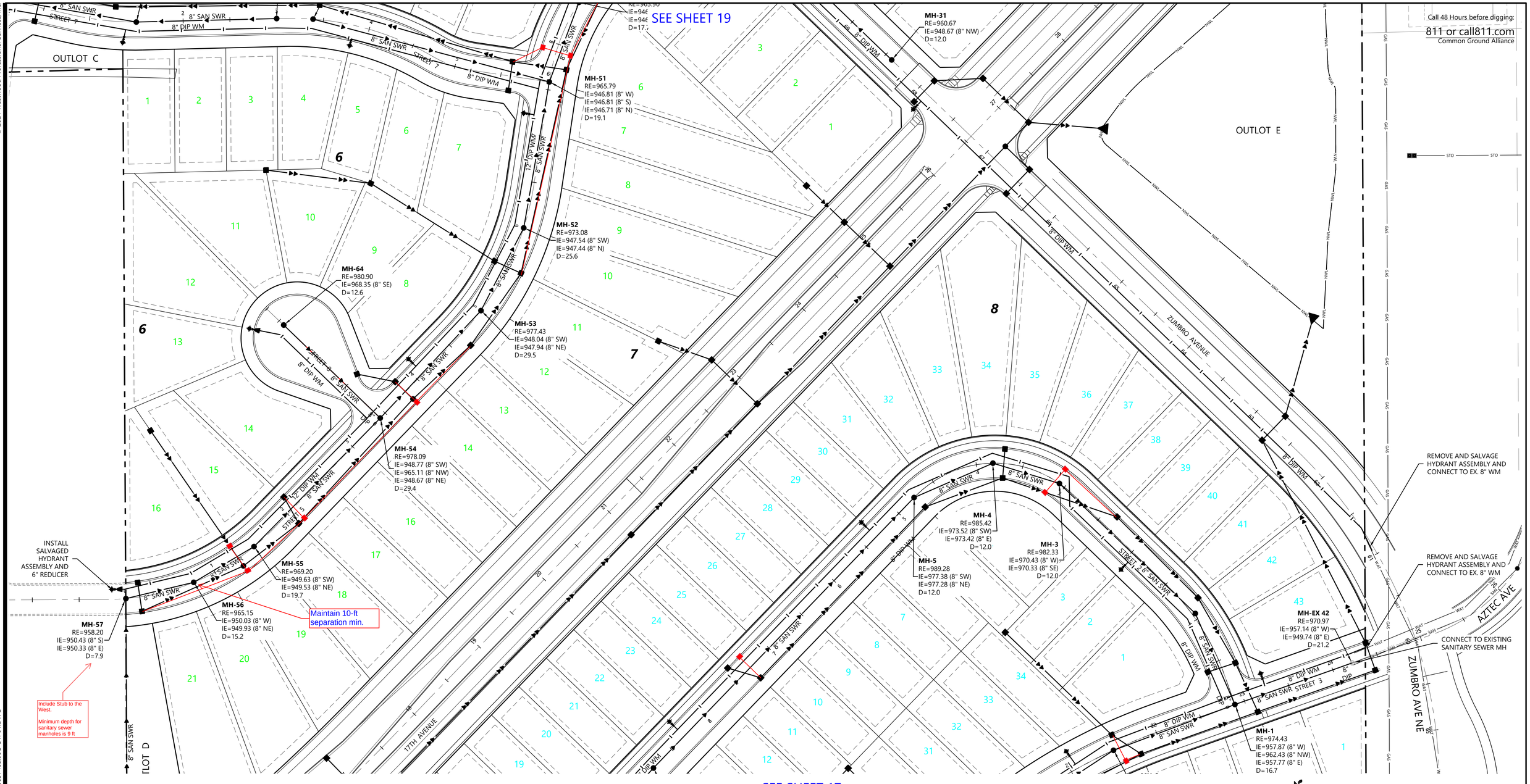
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PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 17 OF 24
DATE: 11/27/24

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UTILITY LEGEND

EXISTING	PROPOSED	
SAN	SAN	SANITARY SEWER
STO	STO	STORM SEWER
DT	DT	DRAIN TILE
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT

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0' 50' 100' 150'

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HORIZONTAL SCALE:	50'
VERTICAL SCALE:	

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SEE SHEET 20

SEE SHEET 21

SEE SHEET 18

18" Sanitary Sewer

Inv. 911.80
TC 941.0

Inv. 911.20
TC 938.50

MH-27
RE=942.69
IE=919.99 (18" S)
IE=919.89 (18" N)
D=22.8

MH-28
RE=947.74
IE=920.43 (18" W)
IE=935.72 (8" SE)
IE=920.33 (18" N)
D=27.4

MH-29
RE=955.60
IE=943.70 (8" SE)
IE=943.60 (8" NW)
D=12.0

MH-41
RE=945.69
IE=933.79 (8" SW)
IE=933.69 (8" NE)
D=12.0

MH-42
RE=949.12
IE=937.12 (8" NE)
D=12.0

MH-34
RE=940.10
IE=928.20 (8" S)
IE=928.10 (8" NW)
D=12.0

MH-35
RE=940.78
IE=928.88 (8" S)
IE=928.78 (8" N)
D=12.0

MH-36
RE=943.88
IE=931.98 (8" SW)
IE=931.88 (8" N)
D=12.0

MH-37
RE=948.18
IE=936.28 (8" SW)
IE=936.18 (8" NE)
D=12.0

MH-38
RE=953.18
IE=941.28 (8" W)
IE=941.18 (8" NE)
D=12.0

MH-39
RE=960.68
IE=948.78 (8" SW)
IE=948.68 (8" E)
D=12.0

MH-40
RE=964.64
IE=952.64 (8" NE)
D=12.0

MH-30
RE=966.68
IE=945.50 (8" SE)
IE=945.50 (8" SW)
IE=945.40 (8" NW)
D=21.3

MH-31
RE=960.67
IE=948.67 (8" NW)
D=12.0

MH-43
RE=951.09
IE=921.17 (18" SW)
IE=921.07 (18" E)
D=30.0

MH-44
RE=949.83
IE=921.61 (18" SW)
IE=921.51 (18" NE)
D=28.3

MH-45
RE=949.82
IE=922.06 (18" S)
IE=921.96 (18" NE)
D=27.9

MH-48
RE=962.20
IE=950.30 (8" E)
IE=950.20 (8" W)
D=12.0

MH-49
RE=970.50
IE=958.50 (8" W)
D=12.0

MH-63
RE=971.60
IE=959.60 (8" E)
D=12.0

MH-50
RE=963.90
IE=946.35 (8" S)
IE=946.25 (8" NE)
D=17.7

MH-51
RE=965.79

4 8" Sanitary

Move to property corner

Storm sewer design must meet spread calcs

STREET 1 | STREET 2 | STREET 5 | STREET 6

12" DIP WM | 8" DIP WM | 18" SAN SWR | 8" SAN SWR

16TH AVENUE

(16" HIGH PRESSURE PIPELINE)

OUTLOT C

UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

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SHAKOPEE, MN

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PRELIMINARY UTILITY PLAN

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SHEET NUMBER: 19 OF 24
DATE: 11/27/24

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Common Ground Alliance

OUTLOT A

MH-22
RE=941.81
IE=917.44 (18" W)
IE=926.03 (8" S)
IE=917.34 (18" E)
D=24.5

MH-20
RE=937.33
IE=916.14 (18" W)
IE=915.45 (18" E)
D=21.9

Stub elevation 907.0

CONNECT TO NORCOR 18" SAN SWR

CONNECT TO NORCOR 12" WM

MH-23
RE=938.64
IE=918.23 (18" SW)
IE=918.13 (18" E)
D=20.5

MH-21
RE=942.06
IE=916.89 (18" W)
IE=916.79 (18" E)
D=25.3

MH-24
RE=937.34
IE=918.62 (18" SW)
IE=918.52 (18" NE)
D=18.8

MH-25
RE=937.73
IE=919.01 (18" SW)
IE=918.91 (18" NE)
D=18.8

MH-26
RE=938.44
IE=919.40 (18" S)
IE=919.30 (18" NE)
D=19.1

MH-32
RE=942.57
IE=927.00 (8" S)
IE=926.90 (8" N)
D=15.7

MH-33
RE=941.77
IE=927.41 (8" SE)
IE=927.41 (8" SW)
IE=927.31 (8" N)
D=14.5

MH-41
RE=945.69
IE=933.79 (8" SW)
IE=933.69 (8" NE)
D=12.0

MH-34
RE=940.10
IE=928.20 (8" S)
IE=928.10 (8" NW)
D=12.0

Need to lower sanitary sewer as it heads northeast

Construct this 18" sanitary sewer system consistent with City's Comprehensive Master Sewer Plan. This provides sufficient cover/depth to continue south, west of the plat boundary

Inv. 911.20
TC 938.50

8" sanitary sewer south of manhole

STREET 1 · STREET 5 · STREET 9

SEE SHEET 19

UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

1" = 50'
0' 50' 100' 150'

NOT FOR CONSTRUCTION

BLUFF VIEW

N:\0057465.00\DWG\CIVIL\PRELIM\0057465.00C-UTP01.DWG

DESIGNED: RMB
CHECKED: RMB
DRAWN: DJW
HORIZONTAL SCALE: 50'
VERTICAL SCALE:

INITIAL ISSUE: 11/27/24
REVISIONS:

PREPARED FOR:

SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

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

RYAN M. BLUHM
DATE: 11/27/24 LICENSE NO. 41257

BLUFF VIEW
SHAKOPEE, MN

Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
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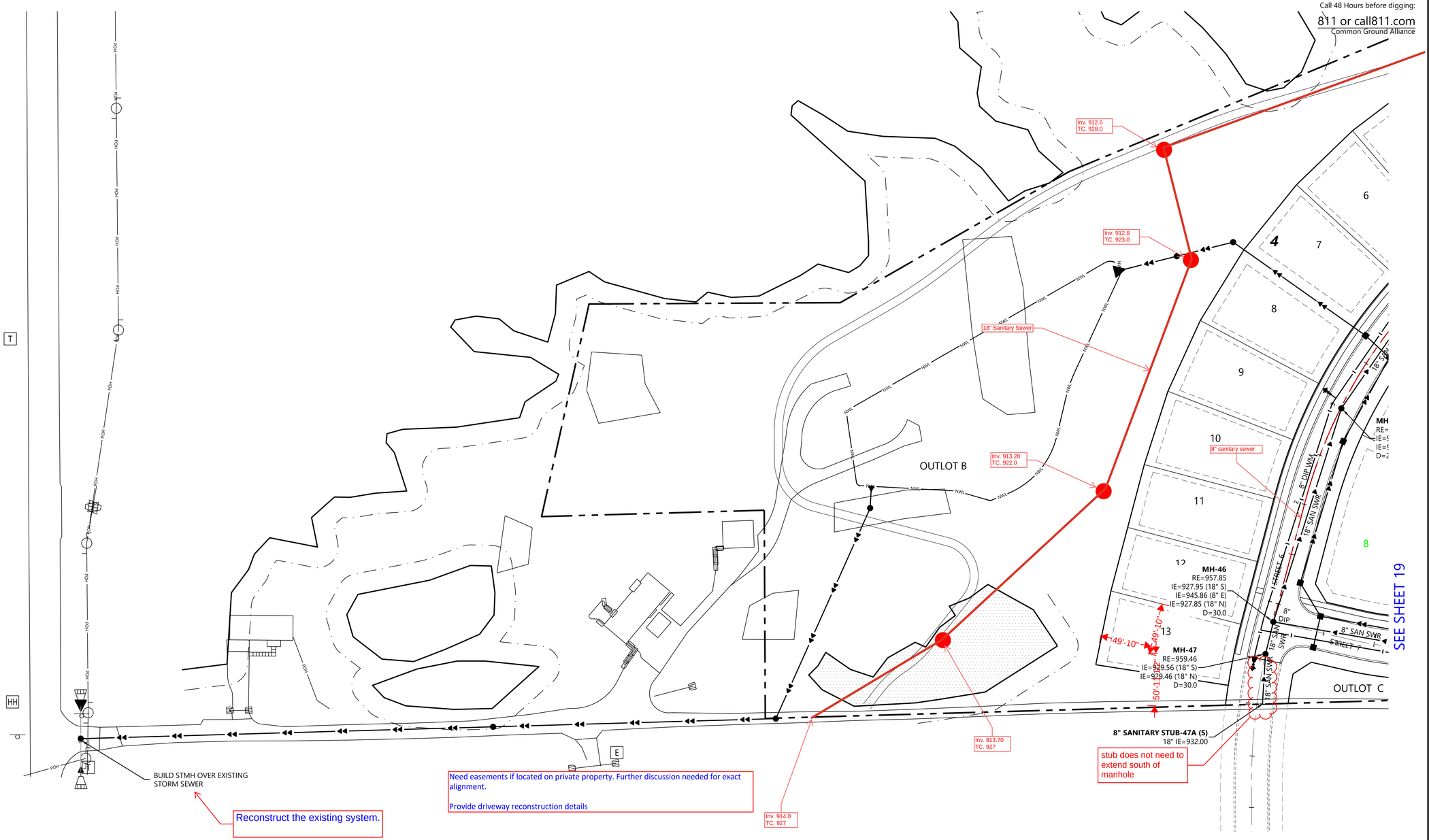
PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 20 OF 24
DATE: 11/27/24

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Call 48 Hours before digging:
811 or call811.com
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UTILITY LEGEND

EXISTING	PROPOSED	
SAN		SANITARY SEWER
STO		STORM SEWER
DT		DRAIN TILE
WAT		WATER MAIN
WAT		HYDRANT

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0' 50' 100' 150'

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BLUFF VIEW

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DRAWN:	DJW
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	

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PRELIMINARY UTILITY PLAN

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SHEET NUMBER: 21 OF 24
DATE: 11/27/24

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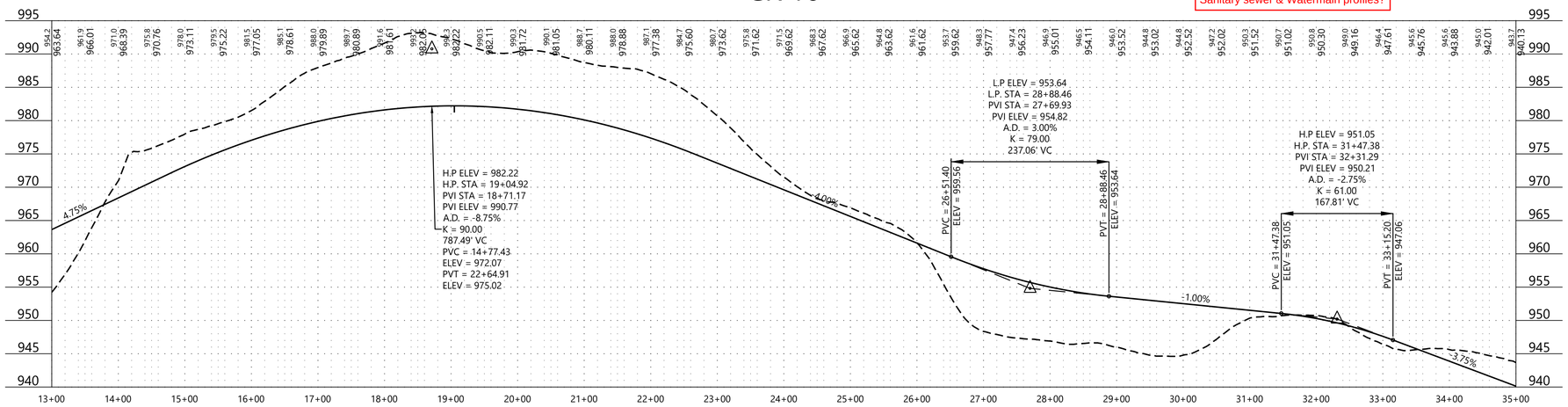
Show storm on street profile views.

show plan and profiles on same sheet

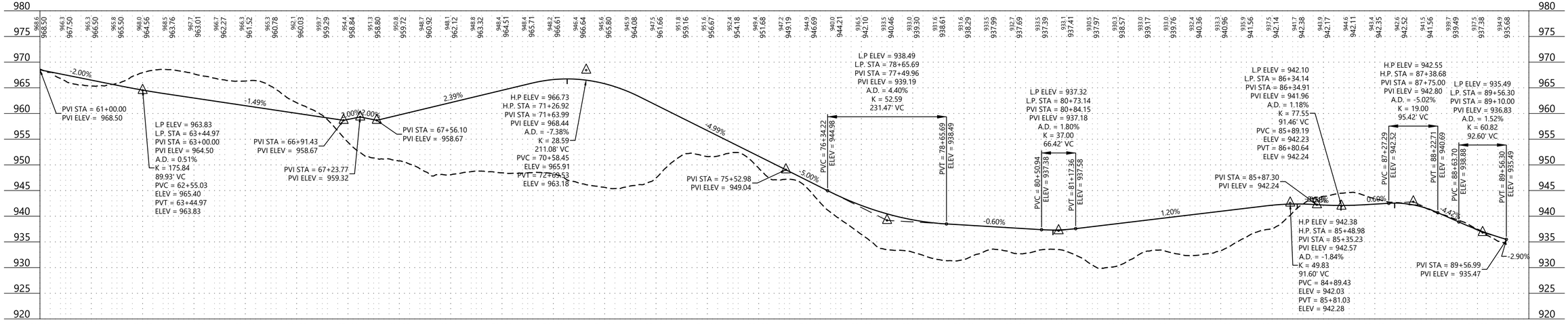
Sanitary sewer & Watermain profiles?

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

CR 16



Street 01 - Zumbro Avenue



1" = 100'

0' 100' 200' 300'

NOT FOR CONSTRUCTION

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BLUFF VIEW

DESIGNED:	RMB
CHECKED:	RMB
DRAWN:	DJW
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE: 11/27/24

REVISIONS:

1 . .
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3 . .
4 . .
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STREET PROFILES

PROJECT NUMBER: 0057465.00

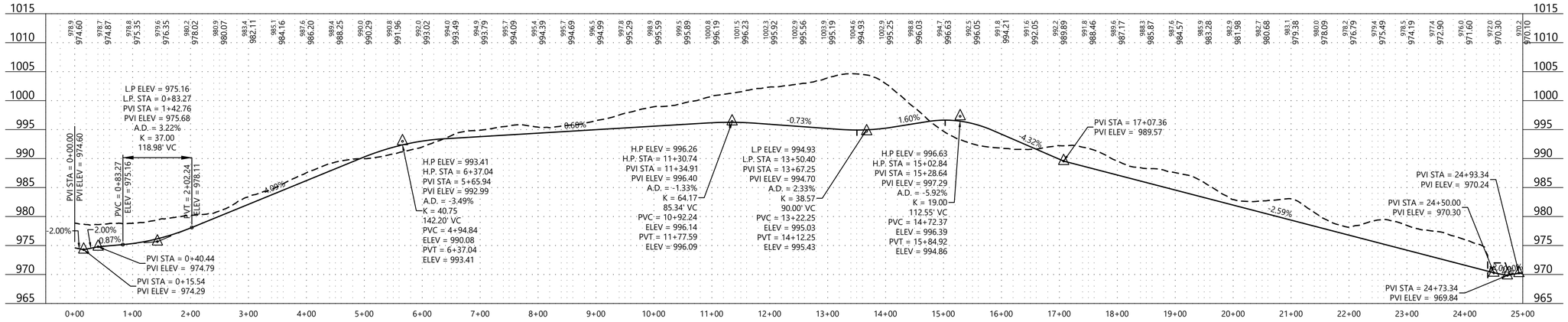
SHEET NUMBER: 22 OF 24

DATE: 11/27/24

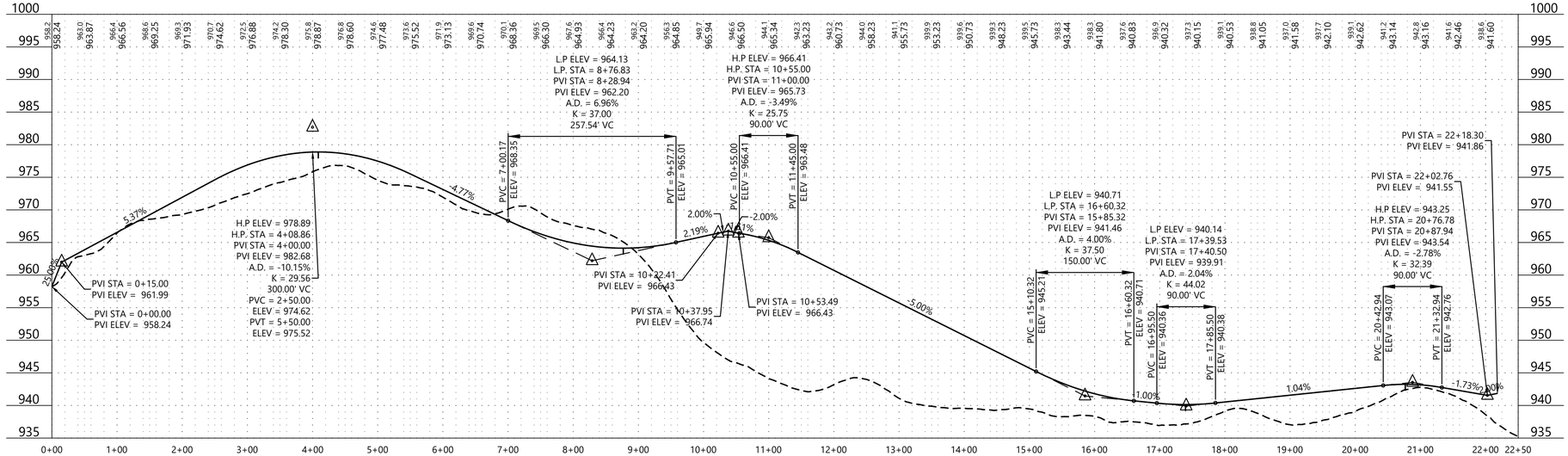
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Street 03- Aztec Ave



Street 05



Street 04 - La Tour Dr



1" = 100'

NOT FOR CONSTRUCTION

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BLUFF VIEW

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CHECKED:	RMB
DRAWN:	DJW
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VERTICAL SCALE:	20' OR 10'

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STREET PROFILES

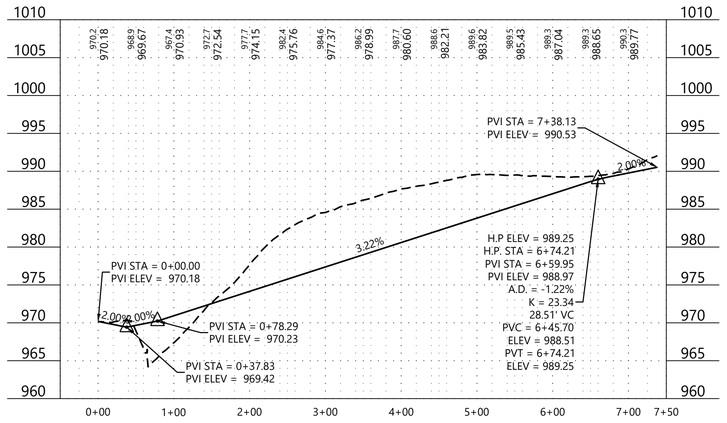
PROJECT NUMBER: 0057465.00

SHEET NUMBER: 23 OF 24
DATE: 11/27/24

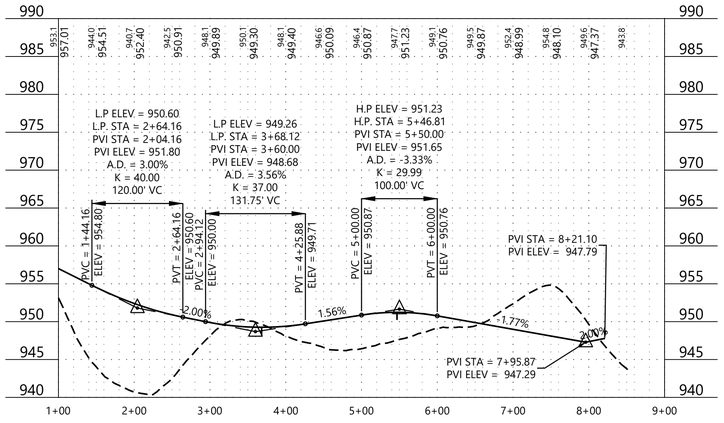
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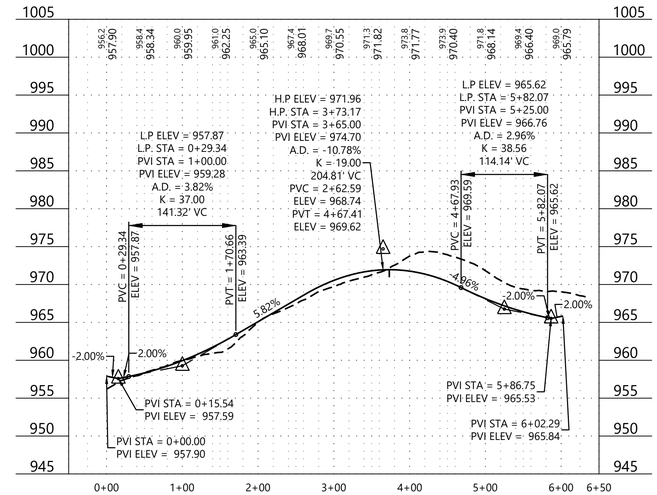
Street 02



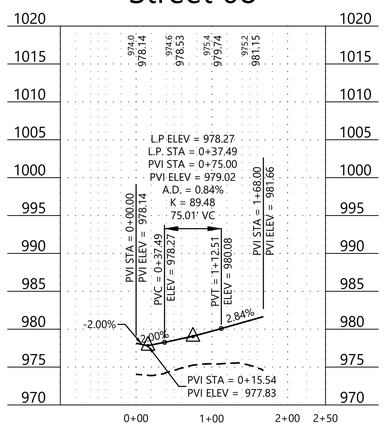
Street 06



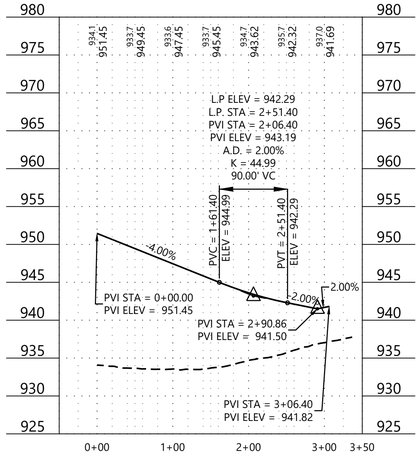
Street 07



Street 08



Street 09



1" = 100'

0' 100' 200' 300'

NOT FOR CONSTRUCTION

BLUFF VIEW

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STREET PROFILES

PROJECT NUMBER: 0057465.00

SHEET NUMBER: 24 OF 24
DATE: 11/27/24

Shakopee Planning Commission
January 9, 2025

7.b

Agenda Item: PUBLIC HEARING - Preliminary Plat of Richland Court
Prepared by: Mark Noble, Senior Planner
Reviewed by: Michael Kerski

Action to be considered:
Continue the Public Hearing to February 6, 2025.

Motion Type:
Approve

Background:
N/A

Recommendation:
Approve Requested Action. Scott County has some concerns regarding access that need to be addressed

Budget Impact:
N/A

Attachments: