

VISION STATEMENT

MISSION STATEMENT

CHAIR: ROBERT GROHMANN

MEMBER: JIM SARCLETTI

MEMBER: DAN LESHER

MEMBER: MIKE SHERMAN

MEMBER: TINA ZELLMAN

NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE BE PRESENT AT 6:30 P.M.

1. Call meeting to order and roll call

2. Adopt Agenda

3. Minutes Approval

- 1) **June 2nd, 2022, Planning Commission Minutes**
Motion to Adopt June 2, 2022, Planning Commission Minutes

4. New Business

- 1) **PUBLIC HEARING - Prohibition of Permanent Docks and Removal of Seasonal Docks**
Recommend either approval or denial of the draft ordinance regulating permanent and seasonal docks within the City of Waconia.
- 2) **SITE PLAN & DESIGN REVIEW - Darabi Dermatology - submitted by Stephen Paetzel, Mohagen Hansen Architectural Group**

Provide recommendation to the City Council regarding Site Plan & Design Review application for the proposed Darabi Dermatology Clinic for the property located at 839 Vista Boulevard

5. Old Business

- 1) PUBLIC HEARING – Woodland Creek 5th Addition Preliminary Plat and PUD Zoning Request
- Continue the public hearing.

Motion to close the public hearing.

Recommend either approval or denial of the Preliminary Plat Application titled Woodland Creek 5th Addition, which proposes the development of the property located at PID# 750250300 into 30 single family parcels and the additional request to zone the subject property as PUD, Planned Unit Development.

6. Other

- 1) [Staff Update](#)

Adjourn



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		July 7, 2022					
Item Name:		June 2nd, 2022, Planning Commission Minutes					
Originating Department:		Community Development					
Presented by:		Brenda Stein					
Previous Council Action (if any):							
Item Type (X only one):		Consent	X	Regular Session		Discussion Session	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Motion to Adopt June 2, 2022, Planning Commission Minutes							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
<u>Attachments:</u> 1. Minutes.pdf							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required				Planning Commission			
				Parks and Recreation Board			
				Safari Island Advisory Board			
				Other			

**CITY OF WACONIA
JUNE 2ND, 2022**

1) [Call meeting to order and roll call](#)

Members Present: Zellman, Sarcletti, Grohmann, Sherman.
Members Absent: Leshner and Ludford
Alternate: Ludford – absent
Staff Present: Braaten, Nelson, Havlik, Stein
City Council Liaison: Sorensen

2) [Adopt Agenda](#)

No changes to Agenda

Motion by Sarcletti, second by Sherman to approve the agenda as Presented. All present voted aye. Motion carried.

3) [Minutes Approval](#)

May 5, 2022, Planning Commission Meeting Minutes

Motion by Sherman, second by Sarcletti to approve the minutes from May 5th, 2022, Planning Commission Meeting. All present voted aye. Motion Carried.

[May 5, 2022, Planning Commission Meeting Minutes.pdf](#)

4) [New Business](#)

[PUBLIC HEARING - Variance Request by John Rosenau](#)

Nelson presented the Variance Application received from John Rosenau requesting approval of a variance to construct a porch addition that would be located 21.6 ft from the rear lot line versus the minimum 30 ft. yard setback that's allowed in the R-2 Single Family. This 350 square foot porch would replace the existing 221 sq ft porch. The other site alterations proposed at 28.4% impervious surface versus the 25% maximum allowed in the Shoreland Overlay district and 21.6 ft. versus the minimum 30 ft. rear yard setback required in the R-2 District. Nelson described the legal nonconformity of this request.

Nelson displayed the location, dimensions and the site survey of 24 Dana Circle, Waconia, MN 55387.

Storm Water improvements are being proposed that include two rain barrels with a drip line off each barrel.

Public Services and City Engineer reviewed this application and are not in favor of the storm water runoff plan due to increasing impervious surface on the property.

Nelson explained the Variance Review Criteria to the Commission Members.

Sherman asked Nelson for clarification regarding the impervious history of this property.

Sarcletti wondered if there were any notes from the Public Services Director and City Engineer in 2004. Nelson stated no notes, although a permit was pulled for the garage addition.

Grohmann opened the Public Hearing.

John Rosenau- Wild Prairie Homes, 1498 Mallard Place, Waconia, MN 55387

Comments and Concerns:

- Impervious coverage will be less than existing.
- Rain barrels will be added.
- Sarcletti asked if the contractor had met with the Public Services Director and the City Engineer. Rosenau did not.

Motion by Sarcletti, second by Zellman to close the Public Hearing. All in favor voted aye. Motion carried.

Comments and discussion items by the Planning Commission Members:

- Comments on the criteria requirements being met for the variance.
- Discussion regarding the rear yard setback.
- Questions regarding there were no variances given 2004.
- The existing hard surface coverage and setbacks are considered a legal nonconformity.
- Discussion on a patio permit not being required.
- Recommending statements of the practicality by homeowner not to make property improvements.
- Addressed the Public Services and City Engineer comments.
- Indicated the larger porch is a want, not a need.

Braaten suggested to add as a condition of approval to state there would be no future expansion on the property that would be allowed without a variance. No additional installation of sheds or patios.

Motion by Sherman, second by Grohmann to approve the Public Hearing Variance request by John Rosenau with the condition of approval that a variance would be needed if the homeowner is interested in adding to the impervious surface area. All in favor voted aye. Motion carried.

[Location Map \(1 Page\).pdf](#)

[Public Hearing_Variance_24 Dana Circle \(1 Page\).doc](#)

[Variance Application \(3 Pages\).pdf](#)

[Variance Letter \(1 Page\).pdf](#)

[Proposed Site Plan \(1 Page\).pdf](#)

[Stormwater Plan \(1 Page\).pdf](#)

5) Old Business

6) Other

Staff updates include:

- 115 Maple Terrace Variance will be on the June 20, 2022, City Council meeting and a revised stormwater plan was sent to the City Engineer.
- After-the-fact steep slope permit for address 233 Lakeview Terrace Blvd. No other design plan approved by Soil and Water. The choice was to move forward to City Council without revising the landscaping plan. This is a recommendation of denial from the Planning Commission.
- Fire Station Site Plan has been approved.
- Council approved Windmill Creek 8th Addition.
- 601 Industrial Blvd has started.
- Woodland Creek 5th Addition application has been submitted and the annexation is complete.
- 107 housing units issued so far in 2022.
- Update on the Legion.
- July 7, 2022, Planning Commission Meeting.
 - Daribi Dermatology submittal for the addition, 839 Vista Blvd.
 - Woodland Creek 5th on the agenda.
 - Dock Ordinance.
- VFW interior remodel.
- Super America - Sign permit application has been submitted.

Adjourn

There being no further business, Motion by Sherman to adjourn at 7:25 pm, second by Sarcletti. All present voted aye. Motion carried.

Brenda Stein, Office Assistant



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		July 7, 2022					
Item Name:		PUBLIC HEARING - Prohibition of Permanent Docks and Removal of Seasonal Docks					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Council Action (if any):							
Item Type (X only one):	☐ Consent	☐	☐ Regular Session	☒ X	☐ Discussion Session	☐	☐
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Recommend either approval or denial of the draft ordinance regulating permanent and seasonal docks within the City of Waconia.							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
Subsequent to works sessions with both the Planning Commission and the City Council staff has noticed and scheduled a public hearing to review a proposed ordinance amendment which would regulate docks in the City of Waconia. More specifically, the ordinance defines permanent and seasonal docks and identifies removal requirements depending on if the dock use is residential or commercial in nature. The proposed ordinance specifically prohibits permanent residential docks within the City Limits. City staff have prepared a draft ordinance for consideration by the Planning Commission and City Council. The draft ordinance is attached to this memo for consideration.							
Attachments:							
1. Public Hearing_Dock Regulations.pdf 2. DRAFT Dock Ord Amendment.docx							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information: ☐ Budgeted ☐ Non Budgeted ☐ Amendment Required				Planning Commission			
				Parks and Recreation Board			
				Safari Island Advisory Board			
				Other			

CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on July 7th, 2022, at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a proposed amendment to the Waconia City Code which would regulate docks on public waters.

The language proposes a definition for seasonal and permanent docks and proposes prohibiting permanent docks in public waters.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on July 7th, 2022. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: Attention: Lane L. Braaten, 201 South Vine Street, Waconia, MN 55387
Email: lbraaten@waconia.org

By: WACONIA PLANNING COMMISSION

ATTEST: Lane L. Braaten, Community Development Director

(Published in the Waconia Patriot June 23, 2022)

ORDINANCE NO. XXX

CITY OF WACONIA

**AN ORDINANCE AMENDING WACONIA CITY CODE PART VII BY ADDING
CHAPTER 750 REGULATING DOCKS ON PUBLIC WATERS**

THE CITY COUNCIL OF THE CITY OF WACONIA, MINNESOTA DOES ORDAIN:

SECTION 1. AMENDMENT. Waconia City Code Part VII is hereby amended by adding the following:

CHAPTER 750

DOCKS

Section

750.01 Authority, Purpose, Intent and Application.

750.02 Definitions.

750.03 Permanent Docks Prohibited.

750.04 Removal of Seasonal Docks.

750.05 Preemption.

750.01 Authority, Purpose, Intent and Application.

Subd. 1 Authority, Purpose and Intent. As authorized by Minnesota Statutes §412.221, subd. 12, the intent of this Chapter is to control and regulate Docks for riparian properties that have shoreline within the City to insure safety for person and property and to promote the general health, safety and welfare of the general public and the citizens of the City. Pursuant to Minn. Stat. §85B.205, subd. 1, the County may regulate “surface use” of public waters within the County. The regulation of Docks is not regulation of surface use, as the components are above and below the surface of the water and it is not the intent of the City to regulate surface use. Minn. Stat. 85B.205, subd. 5, does contain authority for counties to regulate Docks. The County has not enacted any ordinances to regulate Docks in Public Waters that have shoreline within the City and the City is free to regulate the same. Moreover, Minn. Stat. 85B.205, subd. 5, allows the City to preempt any Dock regulation for property within the jurisdiction of the City, which the City does by this Chapter.

Subd. 2 Application. This Chapter affects all Docks in Public Waters that have shoreline within the City in Public Waters. This Chapter does not regulate Commercial Docks, Marinas or Public Docks.

750.02 Definitions.

The following words and phrases, when used in this Chapter, shall have the following meanings ascribed to this in this Chapter:

“City” means the City of Waconia, Minnesota.

“County” means Carver County, Minnesota.

“Dock” means any wharf, pier, or other structure or combination thereof, or any other structure, constructed or maintained in or over a Lake whether floating or not, temporary or permanent, including all “Ls”, “Ts” or posts which may be a part thereof, whether or not affixed to shore.

“Dock, Commercial” means a Dock used in conjunction with a commercial or other revenue producing business enterprise including a private club, provided that the Dock is attached to and serves a parcel zoned for commercial use..

“Dock, Permanent” means any Dock that is not a Seasonal Dock and is supported by pilings, retaining wall or other materials and associated with a permanent foundation that is either resting or embedded in the lake bottom and is designed to make relocation impracticable.

“Dock, Public” means any Dock or Dock structure that is owned and operated by the City, the County or the Minnesota Department of Natural Resources.

“Dock, Seasonal” means any Dock which is so designed and constructed that it may be removed from the Public Waters on a seasonal basis. .

“Marina” means a commercial Dock for the mooring of seven or more watercraft or seaplanes for persons other than the owner of the adjacent parcel for remuneration and where commercial ancillary services common to marinas are provided and the parcel to which the Marina is adjacent is zoned for commercial purposes, specifically those for which the Marina is used.

“Public Waters” shall have the same meaning as Minn. Stat. §103G.005, subd. 15.

“Riparian Lot” means a lot directly abutting Public Waters.

750.03. Permanent Docks Prohibited. Permanent Docks in Public Waters from Riparian Lots within the City are prohibited.

750.04. Removal of Seasonal Docks. All Seasonal Docks and their components, including, but not limited to, supports, decking and footings, shall be removed from Public Waters for a period of not less than 90 days during November 1 and April 1 of each year.

750.05. Preemption. Pursuant to Minn. Stat. §86B.205, subd. 5, the City hereby preempts any

County regulation of Docks in Public Waters within the City.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be in full force and effect on and after its enactment and its publication as required by law.

Adopted by the City Council of the City of Waconia this ____ day of _____, 2022.

ATTEST:

Shane Fineran, City Administrator

Published in the _____ on _____, 2022.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		July 7, 2022				
Item Name:		SITE PLAN & DESIGN REVIEW - Darabi Dermatology - submitted by Stephen Paetzel, Mohagen Hansen Architectural Group				
Originating Department:		Community Development				
Presented by:		Ethan Nelson				
Previous Council Action (if any):		Planning Commission recommendation of approval for Site Plan and Design Review for Darabi Dermatology via a 4-0 vote.				
Item Type (X only one):	Consent		Regular Session	X	Discussion Session	

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED (Include motion in proper format.)

Provide recommendation to the City Council regarding Site Plan & Design Review application for the proposed Darabi Dermatology Clinic for the property located at 839 Vista Boulevard

EXPLANATION OF AGENDA ITEM (Include a description of background, benefits, and recommendations.)

BACKGROUND

Applicant: Stephen Paetzel, Mohagen Hansen Architectural Group

Owner: Properties of SW Metro, LLC

Address: 839 Vista Blvd.

PID# 753130980

Zoning: B-1, Highway Business District

Design District: Highway District

REQUEST

The applicant, Stephen Paetzel, Mohagen Hansen Architectural Group, has submitted an application for Site Plan and Design Review for the property located at 839 Vista Blvd. The applicant is proposing to construct a new freestanding 12,874 sq. ft. Dermatology Clinic and site improvements in the B-1, Highway Business District.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.F – B-1, Highway Business District
2. Section 900.06 – Supplementary Regulations, Subd. 9 – Architectural Design Standards
3. Section 900.07 – Landscaping and Fencing
4. Section 900.08 – Performance Standards
5. Section 900.09 – Off-Street Parking, Loading, and Access Regulations
6. Section 900.10 – Sign Regulations

7. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 – Variances & Subd. 10 - Site Plan Review

SITE PLAN REVIEW

City Ordinance requires Site Plan Review *“in order to further promote the safe and efficient use of land and to further enhance the value of property in the City.”* City Ordinance requires Site Plan Review for any construction for which a building permit is required, except for construction of detached, single-family residential structures or structures accessory thereto.

ZONING

The subject parcel is zoned B-1, Highway Business District. The proposed Professional Office building is a permitted use in the B-1 district.

LOT REQUIREMENTS

The subject property is located in the B-1, Highway Business District. Section 900.05, Subd. 2.F of the City Ordinance states *“The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area.”* The Lot Requirements for the Highway Business District are indicated in Table 1-1 below.

Table 1-1.

	B-1 – Lot Requirements	Proposed
Lot Area	17,500 sq. ft. min.	67,953.6 sq. ft.
Maximum Hardcover Surface	80% max.	59%
Maximum Principal Structure Height	35 ft. max.	Conforming
Front Yard Setback	25 ft. min.	142.84 ft.
Side Yard Setback – West	15. ft. min.	68.9 ft.
Side Yard Setback – East	15 ft. min.	15 ft.
Rear Yard Setback	20 ft. min.	Conforming

The building height and hardcover surface requirements stated above have been satisfied based on a review of the Site Plan dated June 2, 2022.

SCREENING OF EQUIPMENT

No exterior mechanical equipment is proposed as part of the dermatology building project. All proposed and future outdoor and/or rooftop mechanical equipment shall be screened from neighboring properties in compliance with the City Code.

OFF-STREET PARKING

City Ordinance requires the following parking requirements for Professional Business Offices:

Professional, personal and business offices: One (1) space per 200 square feet of gross floor area but at least three (3) parking spaces.

The total gross floor area of the proposed principal structure is 12,874 sq. ft. Based on the parking calculation above, the total number of parking spaces required per City Code is 65. The applicant has proposed a total of 68 parking spaces.

All off-street parking spaces shall be no less than 9 feet in width and 20 feet in length, exclusive of access drives.

The applicant appears to have revised their previous parking plan to satisfy the above mentioned requirement.

LANDSCAPING

Section 900.07B states that for the B-1, Highway Business District, the following plantings are required: One (1) tree for every one thousand (1,000) square feet of total building floor area or one (1) tree for every fifty (50) feet of site perimeter, whichever is greater.

The gross building floor area of the proposed addition is 12,874 sq. ft. and the total site perimeter is 1,032 lineal feet. The applicant is proposing 21 trees, meeting City Code requirements.

Additional plantings shall be required for properties fronting State Highway #5. The following will be required for every 40' of frontage along Highway #5:

a. One (1) three inch (3") minimum deciduous tree or One (1) eight foot (8') minimum coniferous tree.

The applicant is proposing two additional trees meeting the requirements stated above.

SIGNS

The applicant is proposing a monument sign and wall signage. Although the proposed signage appears to generally meet code requirements, all signage shall require a separate sign permit application and review.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The applicants have submitted a lighting plan clarifying the overall lighting for the proposed new construction that appears to meet City code requirements.

VEHICULAR ACCESS

The subject property has access from Vista Boulevard that appears to be conforming to City requirements.

PEDESTRIAN ACCESS

There is an existing sidewalk along the south side of Vista Boulevard that is consistent with City requirements, conditional to the staff review comments dated June 24, 2022. The applicant is providing sidewalk along the front and northwest side of the proposed principal structure.

TRASH

City Ordinance requires *“All trash and trash handling equipment to be stored within the principal structure, within an attached structure accessible from within the principal structure, or totally screened from eye-level view from public streets and adjacent residential properties. If accessory structures are proposed, they shall be constructed of the same building material as the principal structure.”*

The plans show an exterior trash enclosure on the west side of the property. The elevations shown on the plan page A300 appear to be consistent with City code requirements. The applicant shall ensure all materials match with the principal structure consistent with code requirements upon building permit review.

GRADING, DRAINAGE & UTILITIES

The City Engineer and Public Services Director have conducted an initial review of the grading, drainage and utilities based upon the Site Plan dated June 2, 2022. Any recommendation by the Planning Commission should include a condition requiring the applicant to work with the City Engineer to revise the utility and grading information to the satisfaction of the City prior to any work commencing on site.

SEWER AVAILABILITY CHARGE (SAC) AND CITY TRUNK FEES

New construction, a new business, a change in location or change in the use of space in a way that creates more potential demand on the wastewater system will require submission to the Metropolitan Council for a Sewer Availability Charge (SAC) determination. The SAC determination made by the Metropolitan Council informs the City sewer and water trunk fees associated with the potential development, redevelopment and/or remodeling of the subject property, location, or business. City Code requires that for every SAC unit determined by the Metropolitan Council, the project will require the payment of one City sewer trunk fee and one City water trunk fee. The 2022 SAC and City trunk fees are included below for convenience. Please note that the current 2022 per unit cost, which includes SAC, water trunk fee, and sewer trunk fee, is \$10,485 plus any applicable hook-up and stormwater connection fees.

SAC Charge	\$2,485 per SAC unit determined by the Metropolitan Council
Sewer Trunk Fee	\$3,000 per SAC unit determined by the Metropolitan Council
Water Trunk Fee	\$5,000 per SAC unit determined by the Metropolitan Council

Stormwater Trunk Fee	\$11,000 per acre	
Stormwater Access Fee	\$1,600 per acre	

DESIGN REVIEW – HIGHWAY DISTRICT

City Ordinance requires Design Review with the understanding that “*the visual character and historic resources of the City are important attributes of its quality of life.*” City Ordinance requires Design Review to be conducted as part of the Site Plan Review process.

Based on a review of the plan set provided by the applicant for the proposed Dermatology Clinic, staff indicates the applicant meets all design review requirements.

CONCLUSION / RECOMMENDATION

The Planning Commission should make a recommendation to the City Council regarding the request by Stephen Paetzel, Mohagen Hansen Architectural Group, on behalf of Properties of SW Metro, LLC, for Site Plan & Design Review approval for construction of a new freestanding dermatology clinic located at 839 Vista Blvd. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for July 18th, 2022

If the Planning Commission chooses to recommend approval of the Site Plan and Design Review, staff would recommend the approval upon the following conditions:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall provide the City with an escrow or letter of credit to guarantee the proper installation and growth of the approved landscape plan. The escrow/letter of credit shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The escrow/letter of credit shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.
4. City Public Services staff shall be notified upon landscape planting to note the quantity of plants, and initiation of the warranty period.
5. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The applicant shall make revisions based upon staff review comments dated June 2, 2022 to the satisfaction of the City Engineer and Public Services Director prior to any work commencing on site.

Attachments:

1. [1. Location Map \(1 Page\).pdf](#)
2. [Site Plan Information \(13 Pages\).pdf](#)
3. [Staff Review Comments \(1 Page\).pdf](#)

<i>FINANCIAL IMPLICATIONS:</i>	<i>ADVISORY BOARD RECOMMENDATIONS:</i>	
Funding Sources & Uses:		
Budget Information:	Planning Commission	
Budgeted	Parks and Recreation Board	

	Non Budgeted	Safari Island Advisory Board	
	Amendment Required	Other	



Carver County GIS, City of Waconia

0 25 50 100 150 200
ft

Coordinate System:
WGS 1984 Web Mercator Auxiliary Sphere

N
February 2022



City of Waconia
201 Vine Street South, Waconia, MN 55387

Waconia GIS

401 N. 2ND STREET, UNIT 323
MINNEAPOLIS, MN 55401

839 VISTA BLVD
WACONIA, MN 55387

DESIGNED: KMM DRAWN: KMM
REVIEWED: KMM
PHASE: CITY SUB. INITIAL ISSUE: 06-02-22

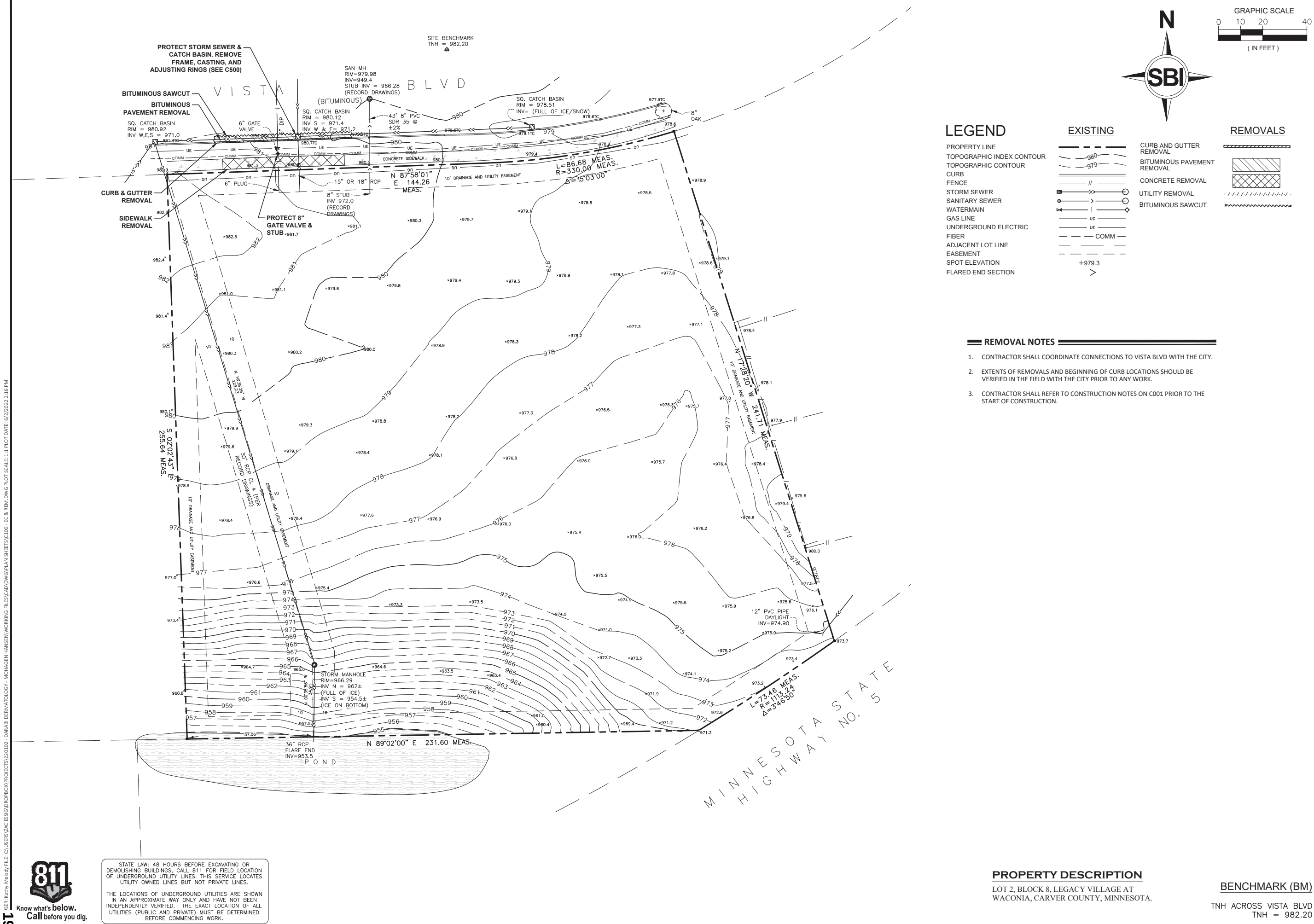
[illegible]

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A FULL
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

KATHRYN MELODY
DATE: 06.02.2022 REG. NO. 21770

SOLUTION BLUE PROJECT NO: 220102

C100



STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

LOT 2, BLOCK 8, LEGACY VILLAGE AT
WACONIA, CARVER COUNTY, MINNESOTA.

TNH ACROSS VISTA BLVD
TNH = 982.20

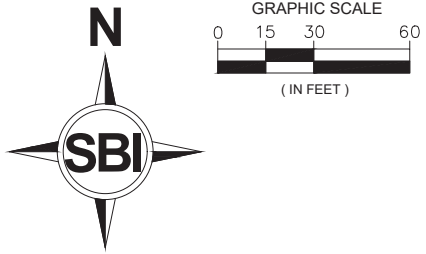
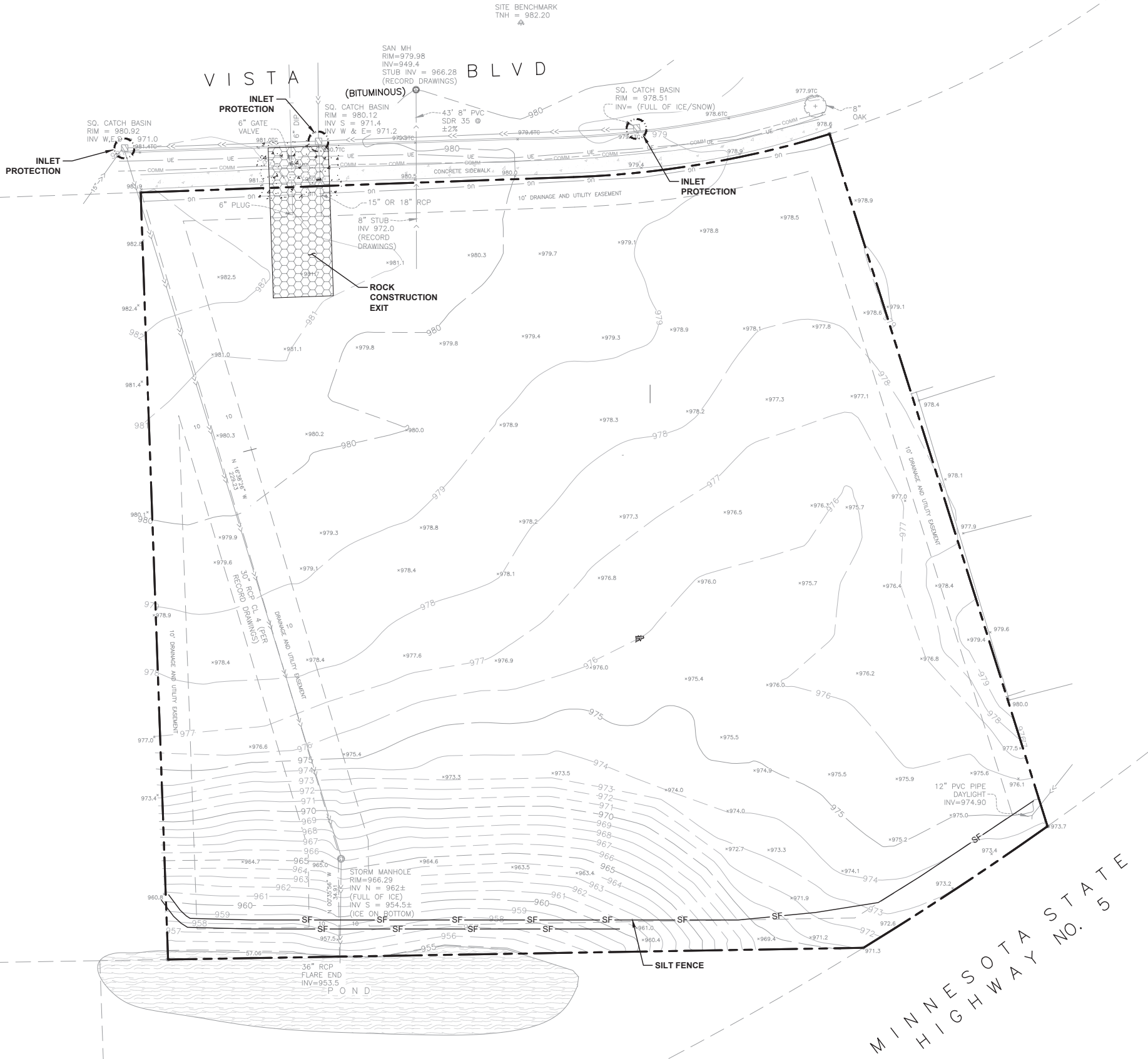
C:\Users\Kathy Melody\OneDrive\Documents\Projects\220102 - DABARI DERMATOLOGY - MOHAGEN HANSEN\WORKING FILES\CADD\DWG\PLAN SHEETS\C200 - EROSION\DWG.PLOT SCALE: 1:1 PLOT DATE: 6/2/2022 2:16 PM



now what's below.
Call before you dig.

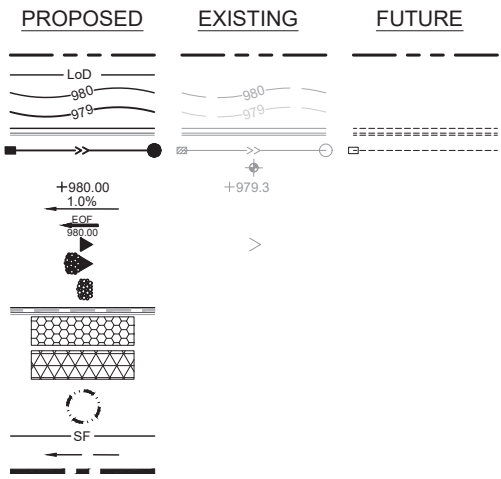
STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.



LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- TOPOGRAPHIC INDEX CONTOUR
- TOPOGRAPHIC CONTOUR
- CURB & GUTTER
- STORM SEWER
- SOIL BORINGS
- SPOT ELEVATION
- DRAINAGE SLOPE
- EMERGENCY OVERFLOW
- FLARED END SECTION INLET
- FLARED END SECTION OUTLET
- RIP RAP
- GUTTER OUT CURB
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- DIRECTION OF OVERLAND FLOW
- BIO-ROLL



PHASE 1 EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	460
ROCK CONSTRUCTION EXIT	EACH	1
INLET PROTECTION DEVICE	EACH	3

EROSION CONTROL NOTES

- PERIMETER EROSION CONTROL MEASURES SHOULD BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY OTHER WORK. CONTRACTOR MUST PROVIDE 24-HOUR NOTICE PRIOR TO INSPECTION.
- CONTRACTOR SHALL REFER TO CONSTRUCTION NOTES ON C001 PRIOR TO THE START OF CONSTRUCTION.

PROPERTIES OF SW METRO, LLC

401 N. 2ND STREET, UNIT 323
MINNEAPOLIS, MN 55401

839 VISTA BLVD
WACONIA, MN 55387

SUMMARY

DESIGNED: KMM DRAWN: KMM
REVIEWED: KMM
PHASE: CITY SUB. INITIAL ISSUE: 06-02-22

REVISION HISTORY

#	DATE	DESCRIPTION

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kathryn Melody
KATHRYN MELODY

DATE: 06.02.2022 REG. NO. 21770

SEDIMENT & EROSION CONTROL - PHASE 1

SOLUTION BLUE PROJECT NO: 220102

C210

BENCHMARK (BM)

TNH ACROSS VISTA BLVD
TNH = 982.20

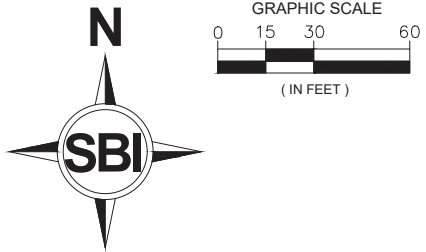
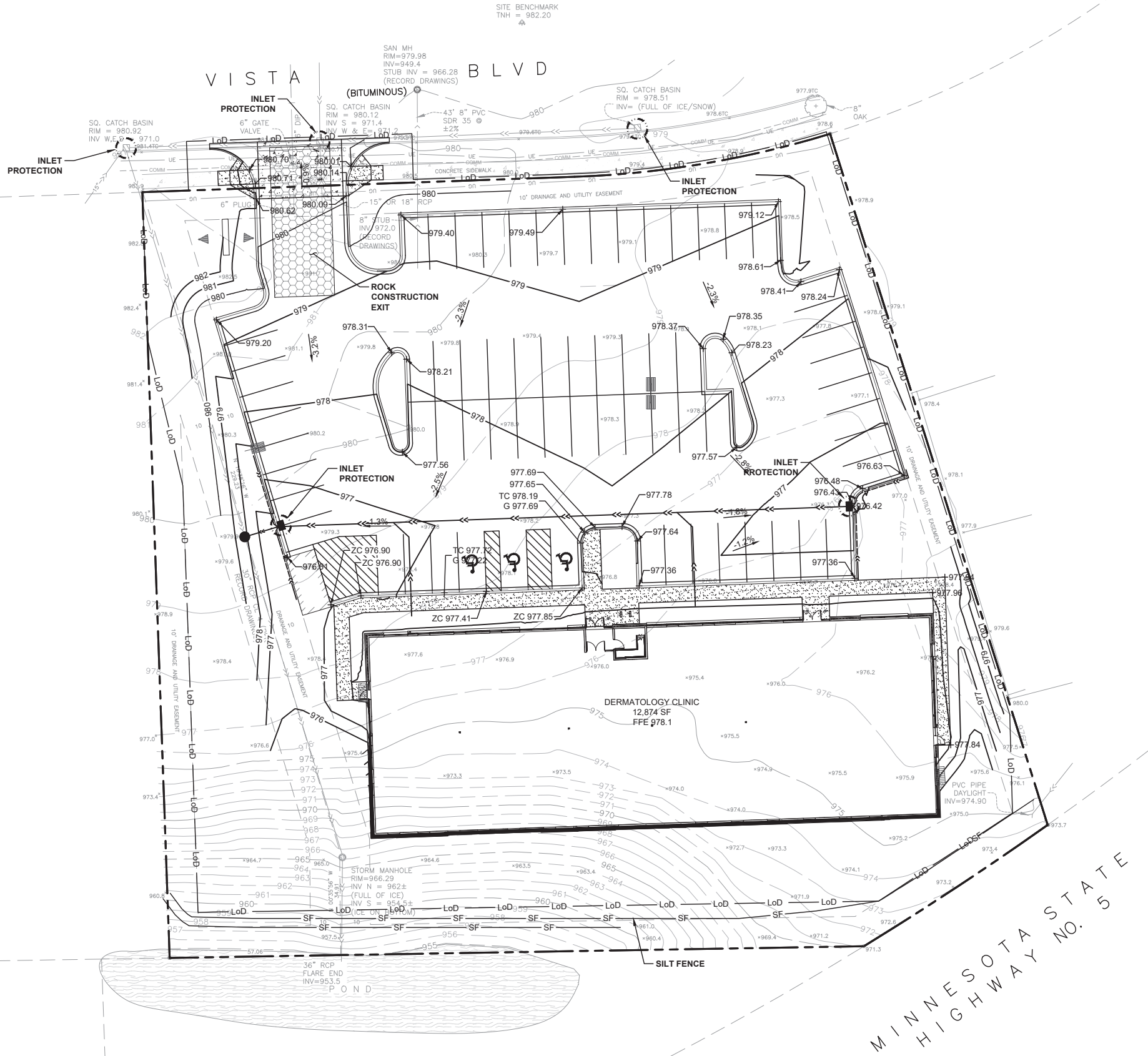
21
SER: Kathy Melody, FILE: C:\USERS\KAC\ESS\GID\PROX\PROJECT\32102 - DABARI DERMATOLOGY - MOHAGEN HANSEN\WORKING FILES\CAD\DWG\PLAN SHEETS\200 - EROSION\DWG PLOT SCALE: 1:1 PLOT DATE: 6/2/2022 2:16 PM



now what's below.
Call before you dig.

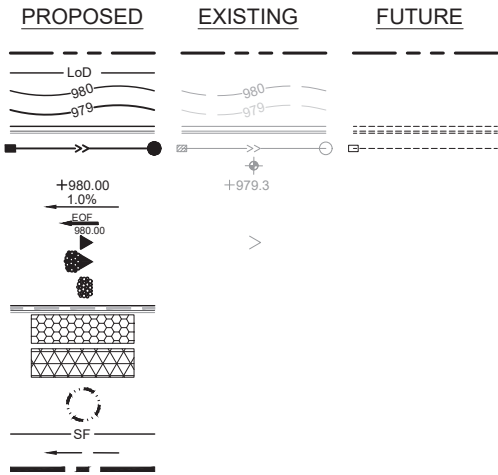
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LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- TOPOGRAPHIC INDEX CONTOUR
- TOPOGRAPHIC CONTOUR
- CURB & GUTTER
- STORM SEWER
- SOIL BORINGS
- SPOT ELEVATION
- DRAINAGE SLOPE
- EMERGENCY OVERFLOW
- FLARED END SECTION INLET
- FLARED END SECTION OUTLET
- RIP RAP
- GUTTER OUT CURB
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- DIRECTION OF OVERLAND FLOW
- BIO-ROLL



PHASE 2 EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	NO ADDITIONAL
ROCK CONSTRUCTION EXIT	EACH	NO ADDITIONAL
INLET PROTECTION DEVICE	EACH	2 ADDITIONAL

PROPERTIES OF SW METRO, LLC

401 N. 2ND STREET, UNIT 323
MINNEAPOLIS, MN 55401
839 VISTA BLVD
WACONIA, MN 55387

SUMMARY

DESIGNED: KMM DRAWN: KMM
REVIEWED: KMM
PHASE: CITY SUB. INITIAL ISSUE: 06-02-22

REVISION HISTORY

#	DATE	DESCRIPTION

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULL LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kathryn Melody
KATHRYN MELODY
DATE: 06.02.2022 REG. NO. 21770

SEDIMENT & EROSION CONTROL - PHASE 2

SOLUTION BLUE PROJECT NO: 220102

BENCHMARK (BM)

TNH ACROSS VISTA BLVD
TNH = 982.20

C211

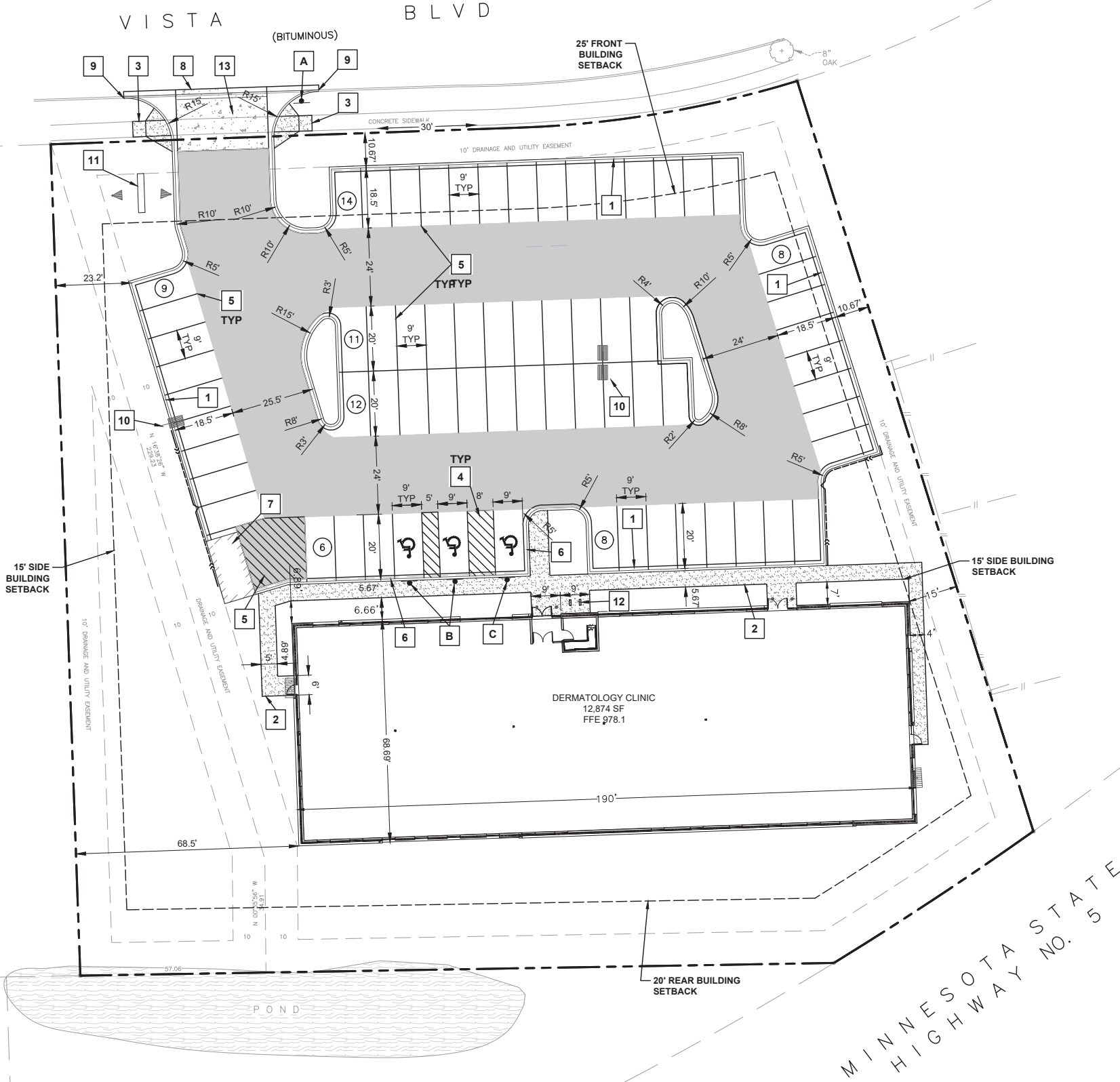
SEE: Kathy Melody FILE: C:\USERS\KAC\ESSIG\DRAWING\PROJECTS\220102 - DARABI DERMATOLOGY - MOHAGEN HANSEN\WORKING FILES\CADD\DWG\PLAN SHEETS\C300 - SITE.DWG PLAN SCALE: 1:1 PLOT DATE: 02/2022 2:17 PM



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SITE PLAN NOTES

- CONTRACTOR SHALL COORDINATE CONNECTIONS TO VISTA BLVD WITH THE CITY.
- EXTENTS OF REMOVALS AND BEGINNING OF CURB LOCATIONS SHOULD BE VERIFIED IN THE FIELD WITH THE CITY PRIOR TO ANY WORK.
- THE CITY WILL ORDER AND INSTALL THE STOP SIGN FOR THE EXIT. THE APPLICANT WILL BE INVOICED FOR THE TIME AND MATERIALS.
- CONTRACTOR SHALL REFER TO CONSTRUCTION NOTES ON C001 PRIOR TO THE START OF CONSTRUCTION.

LEGEND

PROPERTY LINE
LIMITS OF DISTURBANCE
CURB & GUTTER
SOIL BORINGS
SIGN & BOLLARD
LIGHT POLE

ADA PAVEMENT MARKING

PARKING STALL COUNT

STANDARD DUTY ASPHALT

HEAVY DUTY ASPHALT

CONCRETE SIDEWALK

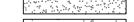
CONCRETE PAVEMENT

PROPOSED

EXISTING

FUTURE

LoD



SITE DATA

ZONING: B-1, HIGHWAY BUSINESS DISTRICT

LOT AREA (0.40 AC MIN.) 1.56 AC

EXISTING IMPERVIOUS AREA: 0 AC
PROPOSED NEW IMPERVIOUS AREA: 0.92 AC
NET IMPERVIOUS CREATED: 0.92 AC

MAXIMUM HARDCOVER: 80% MAX.
TOTAL HARDCOVER AREA: 12,874 SF
(IMPERVIOUS AREA/1.56 AC) 59%

BUILDING FOOTPRINT AREA: 12,874 SF
BUILDING HEIGHT MAXIMUM ALLOWED: 35 FEET
BUILDING HEIGHT PROPOSED: SEE ARCH. PLANS

DISTURBED AREA: 1.46 AC

REQUIRED PARKING SPACES:
(BLDG AREA X 1/200) + 3 68 SPACES

PROPOSED PARKING SPACES:
9' X 20' 34 SPACES
9' X 18.5' 31 SPACES
ADA 3 SPACES
PROVIDED: 68 SPACES

BUILDING SETBACK REQUIREMENTS:

FRONT YARD SETBACK (NORTH) 25 FEET
SIDE YARD SETBACK (EAST & WEST) 15 FEET
REAR YARD SETBACK (SOUTH) 20 FEET

PARKING SETBACK REQUIREMENTS:

FROM RIGHT-OF-WAY (ROW) 8 FEET

1 SITE PLAN KEYNOTES

- B-612 CONCRETE CURB AND GUTTER
- CONCRETE SIDEWALK (SEE ARCHITECTURAL PLANS)
- ACCESSIBLE RAMP (4" CONC OVER 6" AGGREGATE BASE, CLASS V)
- ACCESSIBLE STALL STRIPING
- 4" HIGH VISIBILITY SOLID WHITE PAINT
- TRANSITION FROM FLUSH CURB TO 6" CURB (SEE GRADING PLAN)
- TRASH ENCLOSURE WITH DUMPSTER (SEE ARCHITECTURAL PLANS)
- CONCRETE THRU GUTTER
- MEET AND MATCH EXISTING
- SECURITY LIGHT (BY OTHERS)
- MONUMENT SIGN WITH LIGHTS (SEE ARCHITECTURAL PLANS)
- (2) BICYCLE RACKS (SEE ARCHITECTURAL PLANS)
- CONCRETE DRIVEWAY APRON

A SIGN SCHEDULE (PER MMUTCD)

- STOP SIGN R1-1 (30" X 30") - 1 SIGN TO BE ORDERED BY CITY (SEE SITE PLAN NOTE 3, THIS SHEET)
- HANDICAP PARKING SIGN R7-8m (12"x18") - 2 SIGNS
- HANDICAP PARKING SIGN R7-8M (12"x18") WITH VAN ACCESSIBLE SIGN R7-8b (12" X 6") - 1 SIGN

BENCHMARK (BM)

TNH ACROSS VISTA BLVD
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MINNEAPOLIS, MN 55401

839 VISTA BLVD
WACONIA, MN 55387

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REVIEWED: KMM
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Kathryn Melody
KATHRYN MELODY

DATE: 06.02.2022 REG. NO. 21770

SITE PLAN

SOLUTION BLUE PROJECT NO: 220102

C300

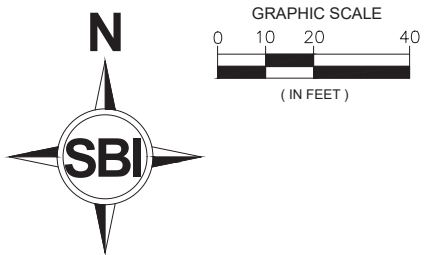
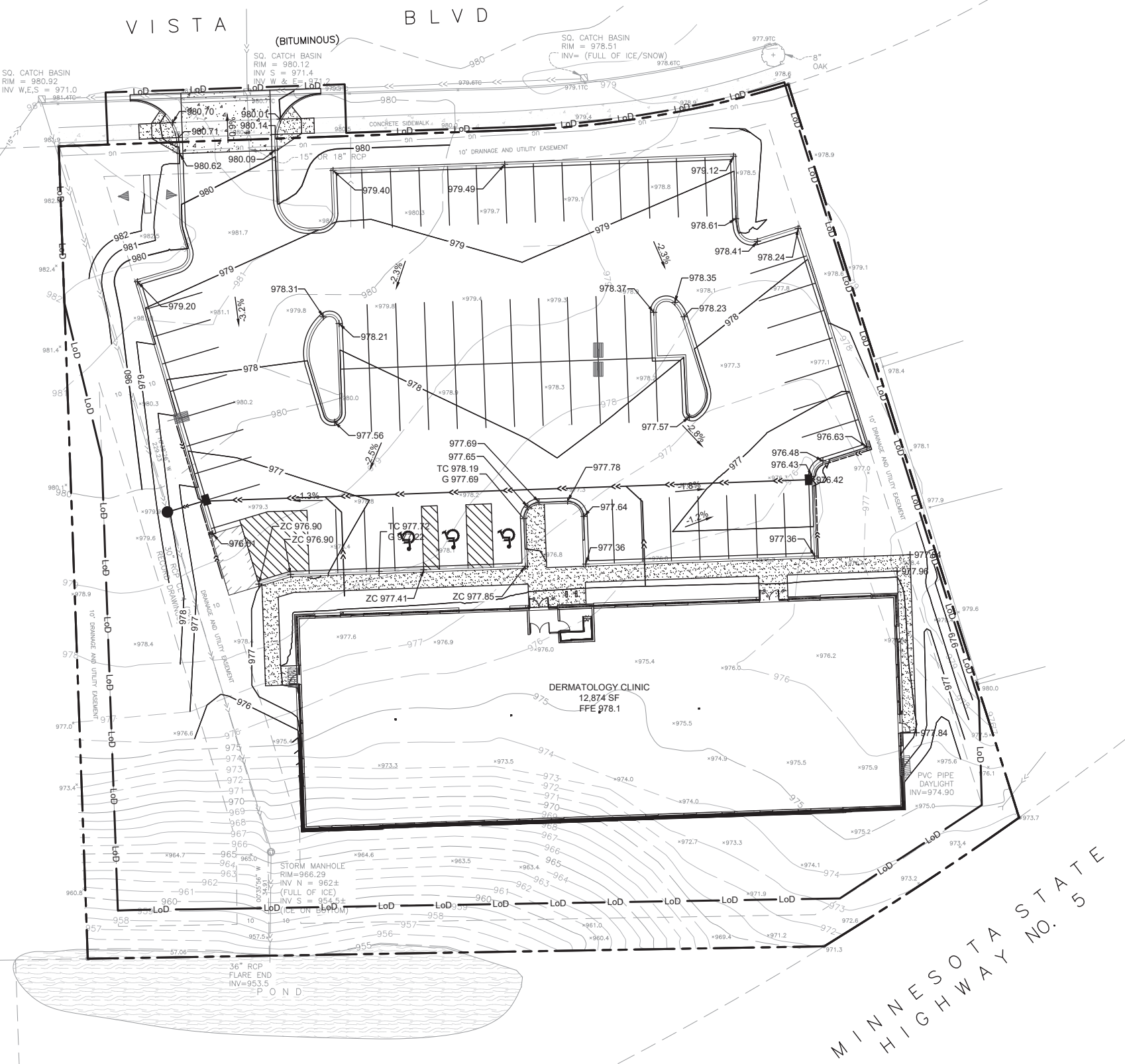
C:\Users\Kathy_Melody\OneDrive\Documents\Projects\22102 - DARAHI DERMATOLOGY - MOHAGEN HANSEN\WORKING FILES\CADD\DWG\PLAN SHEETS\C400 - GRAD.DWG PLOT SCALE: 1:1 PLOT DATE: 6/2/2022 2:17 PM



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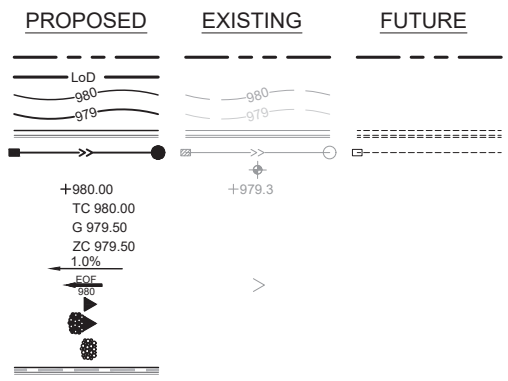
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- LIMITS OF DISTURBANCE
- TOPOGRAPHIC INDEX CONTOUR
- CURB & GUTTER
- STORM SEWER
- SOIL BORINGS
- SPOT ELEVATION (GUTTER)
- TOP OF CURB
- GUTTER
- ZERO CURB
- DRAINAGE SLOPE
- EMERGENCY OVERFLOW
- FLARED END SECTION INLET
- FLARED END SECTION OUTLET
- RIP RAP
- GUTTER OUT CURB



GRADING NOTE

1. CONTRACTOR SHALL REFER TO CONSTRUCTION NOTES ON C001 PRIOR TO THE START OF CONSTRUCTION.

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Kathryn Melody
KATHRYN MELODY
DATE: 06.02.2022 REG. NO. 21770

GRADING PLAN

SOLUTION BLUE PROJECT NO: 220102

C400

BENCHMARK (BM)

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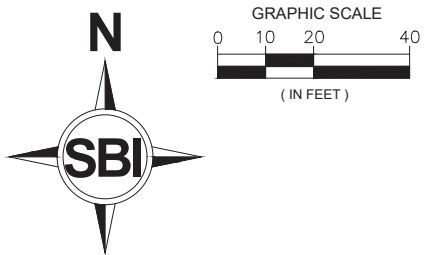
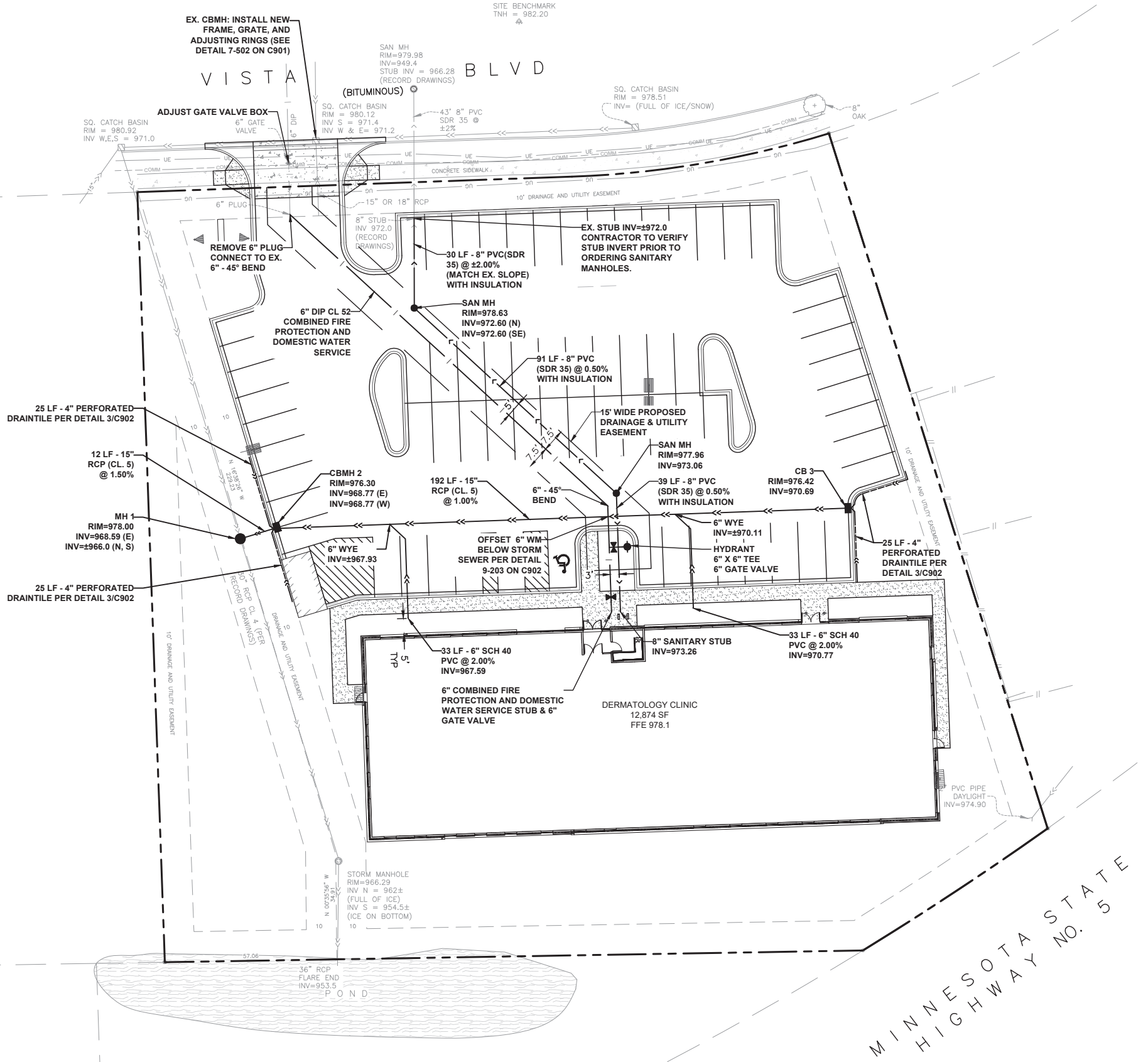
24 USER: Kathy, Melody FILE: C:\USERS\KAC\ESSIG\DWG\PROJECTS\220102 - DARA BI DERMATOLOGY - MOHAGEN HANSEN\WORKING FILES\CADD\DWG\PLAN SHEETS\C500 - UTILITY\DWG\PLAN SCALE: 1:1 PLOT DATE: 6/2/2022 2:17 PM



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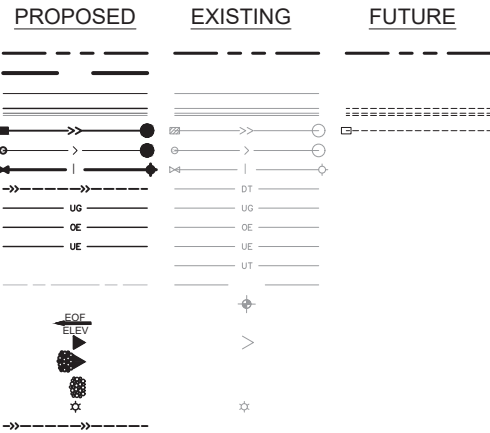


LEGEND

PROPERTY LINE
LIMITS OF CONSTRUCTION
BUILDING
CURB & GUTTER
STORM SEWER
SANITARY SEWER
WATERMAIN
DRAIN TILE
GAS LINE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC

SWALE
SOIL BORINGS
EMERGENCY OVERFLOW
FLARED END SECTION INLET
FLARED END SECTION OUTLET

RIP RAP
LIGHT POLE
DRAIN TILE



STORM SEWER SCHEDULE

STRUCTURE		NEENAH CASTING OR EQUAL
TYPE & NO.	SIZE	
EX. CBMH	--	SEE DETAIL 7-502 ON C901
MH 1	60" DIA.	R-1642
CBMH 2	48" DIA.	R-3067-V
CB 3	24" X 36"	R-3067-V

UTILITY NOTES

- WORK WITHIN PUBLIC RIGHT-OF-WAY AND CONNECTIONS TO WATERMAIN MUST BE COORDINATED WITH THE WACONIA PUBLIC SERVICES DEPARTMENT. CONTRACTOR MUST PROVIDE A MINIMUM 48-HOUR NOTICE PRIOR TO ANY WORK BEING PERFORMED.
- HYDRANTS MUST BE WATEROUS IMPROVED PACER STYLE, MODEL WB-67, WITH SAFETY FLANGE AND STEM COUPLING, OR APPROVED EQUAL.
- ALL EXPOSED GATE VALVE BOLTS SHALL BE 304 STAINLESS STEEL, AND ALL WATERMAIN BOLTS SHALL BE "COR BLUE T- BOLTS" OR APPROVED EQUAL.
- ALL HYDRANT LEADS SHALL BE DIP WATERMAIN PIPE AND WRAPPED WITH POLYETHYLENE ENCASEMENT MATERIAL. ALL DIP WATERMAINS SHALL ALSO BE WRAPPED WITH POLYETHYLENE ENCASEMENT MATERIAL.
- HYDRANT INSTALLATION PER DETAIL 9-000 ON C902.
- CONTRACTOR SHALL REFER TO CONSTRUCTION NOTES ON C001 PRIOR TO THE START OF CONSTRUCTION.

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MINNEAPOLIS, MN 55401

839 VISTA BLVD
WACONIA, MN 55387

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DATE: 06.02.2022 REG. NO. 21770

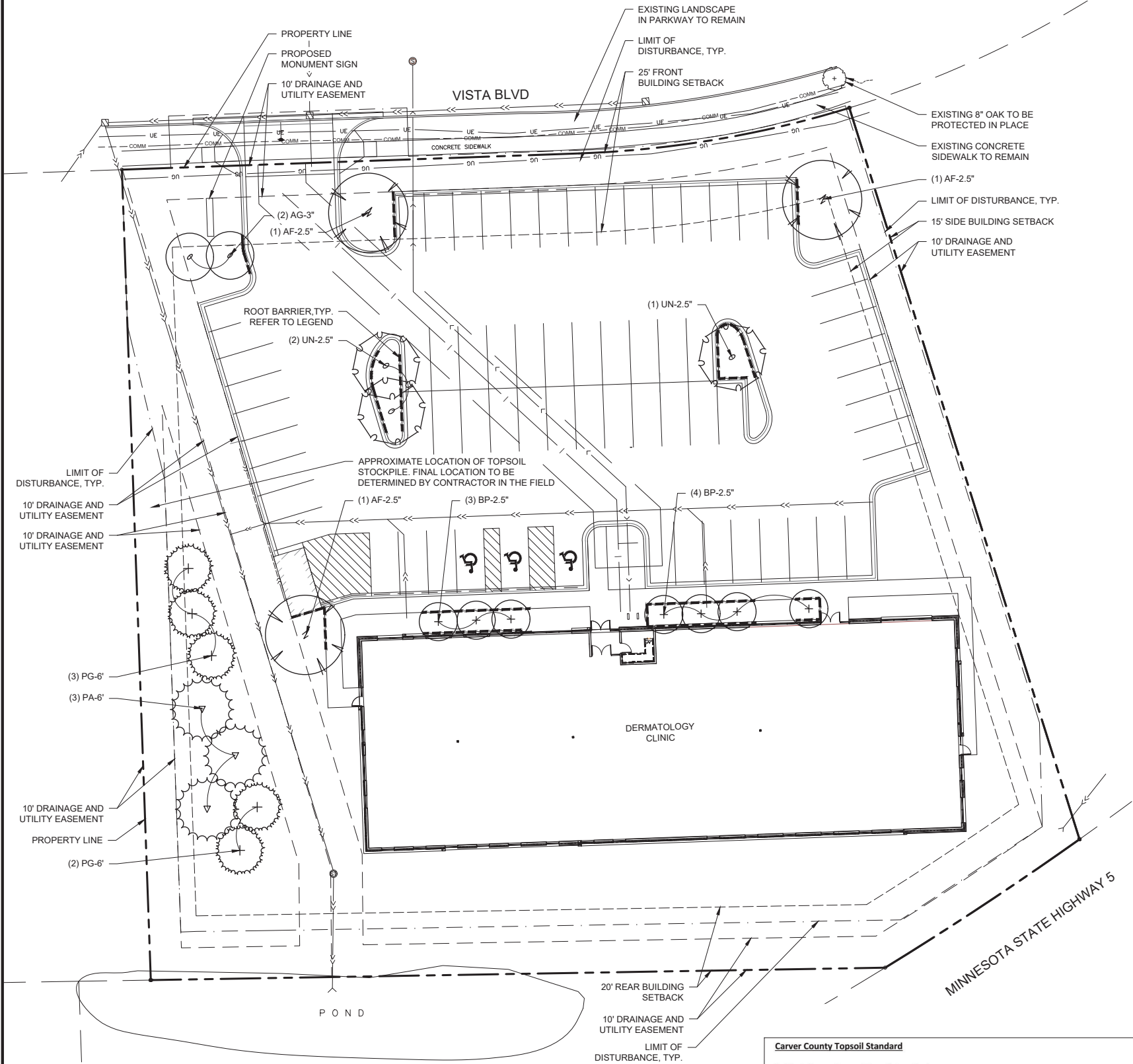
UTILITY PLAN

SOLUTION BLUE PROJECT NO: 220102

C500

BENCHMARK (BM)

TNH ACROSS VISTA BLVD
TNH = 982.20



Carver County Topsoil Standard		
Requirement	Range	Test Method
Material Passing the ¼ in [19 mm]	100 %	ASTM D 422
Material passing No 4 in [4.75 mm]	≥ 85%	-
Clay	5% – 30%	ASTM D 422
Silt	5% - 35%	ASTM D 422
Sand	38% – 75%	ASTM D 422
Organic matter	3% – 15%	ASTM D 2974
pH	6.1 – 7.5	ASTM G 51
Compaction	-1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil, or -bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil	Field test

PLANTING LEGEND

SHADE & ORNAMENTAL TREES					
SYMBOL	KEY	PLANT NAME	QTY.	SIZE	SPACING
	AF	Sienna Glen Maple <i>Acer x freemanii</i> 'Sienna'	3	2.5" caliper	as shown on plans
	AG	Autumn Brilliance Serviceberry <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	2	3" caliper	as shown on plans
	BP	Dakota Pinnacle Birch <i>Betula platyphylla</i> 'Fargo'	7	2.5" caliper	as shown on plans
	UN	New Horizon Elm <i>Ulmus</i> 'New Horizon'	3	2.5" caliper	as shown on plans

EVERGREEN TREES					
SYMBOL	KEY	PLANT NAME	QTY.	SIZE	SPACING
	PA	Norway Spruce <i>Picea abies</i>	3	6' ht. min.	as shown on plans
	PG	Black Hills Spruce <i>Picea glauca</i> 'Densata'	5	6' ht. min.	as shown on plans

SHRUBS & GRASSES					
SYMBOL	KEY	PLANT NAME	QTY.	SIZE	SPACING
	PO	Donna May Ninebark <i>Physocarpus opulifolius</i> 'Donna May'	52	5 gallon	4'-0" O.C.
	RA	Green Mound Alpine Currant <i>Ribes alpinum</i> 'Green Mound'	64	5 gallon	3'-0" O.C.
	JH	Hughes Juniper <i>Juniperus horizontalis</i> 'Hughes'	27	5 gallon	3'-0" O.C.
	SJ	Spirea Double Play Big Bang <i>Spirea japonicum</i> x 'Double Play Big Bang'	117	5 gallon	3'-0" O.C.
	SH	Prairie Dropseed <i>Sporobolus heterolepis</i>	44	5 gallon	3'-0" O.C.

TURF & SEED					
SYMBOL	KEY	PLANT NAME	QTY.	TYPE	
		Kentucky Bluegrass <i>Poa pratensis</i>	4,037 SF	Sod	
		Mesic Prairie Mix Available through MN Native Landscapes	16,281 SF	Seed	

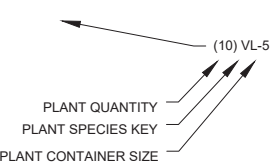
LANDSCAPE CALCULATIONS

CODE DESCRIPTION	REQUIREMENT	PROVIDED
One (1) tree for every fifty (50) feet of site perimeter	Site Perimeter: 1,032 LF 21 trees required	21 trees
One (1) three-inch (3") min. deciduous tree or One (1) eight-foot (8') min. coniferous tree per every 40' of frontage along Highway #5	Highway #5 Frontage: 73 LF 2 trees required	Two (2) three-inch (3") deciduous trees
The complement of trees fulfilling the requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous	6 deciduous trees (min.) 8 coniferous trees (min.)	15 deciduous trees (65%) 8 coniferous trees (35%)

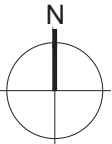
- ROOT BARRIER, REFER TO SPECIFICATIONS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- STEEL EDGING, REFER TO DETAILS, SPECIFICATIONS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS

CODE COMPLIANCE NOTE:
THE TWENTY-THREE (23) PROPOSED TREES ARE COMPLIANT WITH THE QUANTITY OF TREES REQUIRED FOR THE PROPOSED FUTURE DEVELOPMENT. NO ADDITIONAL TREES SHALL BE REQUIRED WHEN PERMITTING THE 2ND PHASE OF THE PROJECT.

PLANT IDENTIFICATION KEY



- TOPSOIL MANAGEMENT NOTES:
- 6-INCHES OF TOPSOIL MUST BE RESTORED TO ALL PERVIOUS AREAS.
 - SOIL MUST MEET THE COWMO TOPSOIL STANDARD. STOCKPILED MATERIAL MAY NEED TO BE AMENDED OR IMPORTED TO MEET THE STANDARD. CARVER COUNTY TOPSOIL STANDARD HAS BEEN PROVIDED ON SHEETS L-1.0 AND L-1.1.
 - SOIL MUST BE DE-COMPACTED TO A DEPTH OF 6-INCHES PRIOR TO PLACEMENT OF TOPSOIL. CONTRACTOR SHALL IDENTIFY THE DE-COMPACTED METHOD TO BE USED.
 - THERE IS 22,426 SF OF PERVIOUS AREA WITHIN THE PROJECT LIMITS OF DISTURBANCE. 11,213 CUBIC FEET OF TOPSOIL IS NEEDED TO RESTORE THE REQUIRED MINIMUM 6-INCHES OF TOPSOIL IN THESE PERVIOUS AREAS.
 - TOTAL SITE AREA WITHIN LIMITS OF DISTURBANCE (IMPERVIOUS AND PERVIOUS) IS 62,359 SF.
 - CONTRACTOR SHALL COMPLY WITH CARVER COUNTY STOCKPILE TESTING REQUIREMENTS. CONTRACTOR SHALL FOLLOW ONE OF THE APPROVED SAMPLING PROCEDURES SET FORTH IN ORDINANCE 153.60.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SCHEDULE, PHASING AND SEQUENCING.
 - TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY CARVER COUNTY OR CITY OF WACONIA STAFF PRIOR TO SEEDING OR PLACEMENT OF SOD.



CASCADE LANDSCAPE ARCHITECTURE
801 S. HWY 183,
UNIT 2056,
LEANDER, TX 78641

PROPERTIES OF SW METRO, LLC
401 N. 2ND STREET, UNIT 323
MINNEAPOLIS, MN 55401
839 VISTA BLVD.
WACONIA, MN 55387

SUMMARY

DESIGNED: AES DRAWN: AES
REVIEWED: JRS INITIAL ISSUE: 06.02.22
PHASE: CITY SUBMITTAL

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NOT FOR CONSTRUCTION

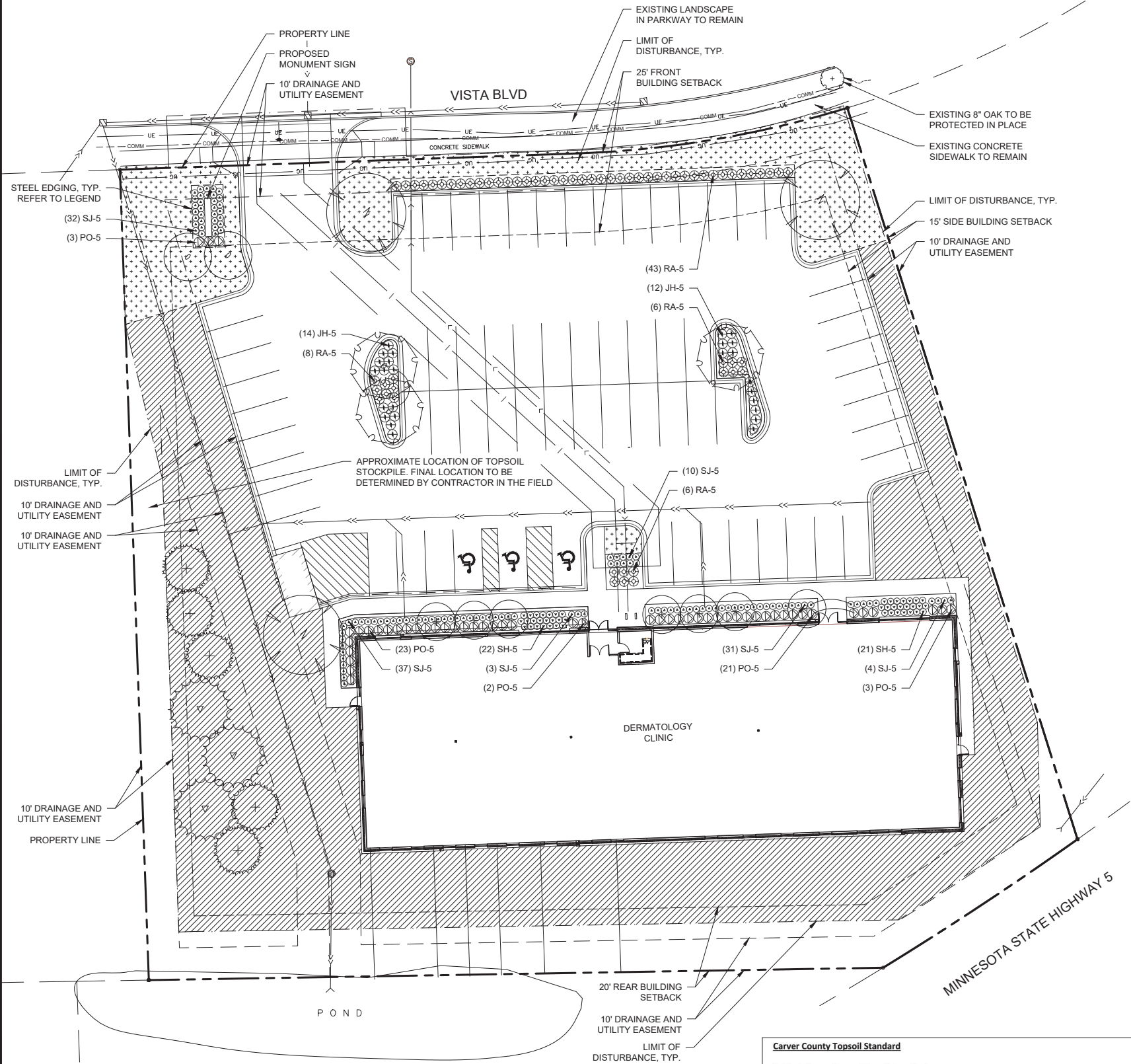
JOSEPH STARBUCK

DATE: 06.02.2022 REG. NO. 58982

TREE
PLANTING PLAN

CASCADE-LA PROJECT NO: 22001

L1.0



Carver County Topsoil Standard		
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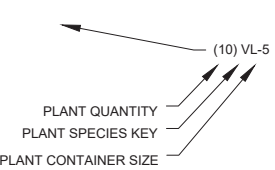
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		Kentucky Bluegrass <i>Poa pratensis</i>	4,037 SF	Sod	
		Mesic Prairie Mix Available through MN Native Landscapes	16,281 SF	Seed	

LANDSCAPE CALCULATIONS		
CODE DESCRIPTION	REQUIREMENT	PROVIDED
One (1) tree for every fifty (50) feet of site perimeter	Site Perimeter: 1,032 LF 21 trees required	21 trees
One (1) three-inch (3") min. deciduous tree or One (1) eight-foot (8') min. coniferous tree per every 40' of frontage along Highway #5	Highway #5 Frontage: 73 LF 2 trees required	Two (2) three-inch (3") deciduous trees
The complement of trees fulfilling the requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous	6 deciduous trees (min.) 8 coniferous trees (min.)	15 deciduous trees (65%) 8 coniferous trees (35%)

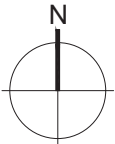
- ROOT BARRIER, REFER TO SPECIFICATIONS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- STEEL EDGING, REFER TO DETAILS, SPECIFICATIONS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS

CODE COMPLIANCE NOTE:
THE TWENTY-THREE (23) PROPOSED TREES ARE COMPLIANT WITH THE QUANTITY OF TREES REQUIRED FOR THE PROPOSED FUTURE DEVELOPMENT. NO ADDITIONAL TREES SHALL BE REQUIRED WHEN PERMITTING THE 2ND PHASE OF THE PROJECT.

PLANT IDENTIFICATION KEY



- TOPSOIL MANAGEMENT NOTES:
- 6-INCHES OF TOPSOIL MUST BE RESTORED TO ALL PERVIOUS AREAS.
 - SOIL MUST MEET THE COWMO TOPSOIL STANDARD. STOCKPILED MATERIAL MAY NEED TO BE AMENDED OR IMPORTED TO MEET THE STANDARD. CARVER COUNTY TOPSOIL STANDARD HAS BEEN PROVIDED ON SHEETS L-1.0 AND L-1.1.
 - SOIL MUST BE DE-COMPACTED TO A DEPTH OF 6-INCHES PRIOR TO PLACEMENT OF TOPSOIL. CONTRACTOR SHALL IDENTIFY THE DE-COMPACTATION METHOD TO BE USED.
 - THERE IS 22,426 SF OF PERVIOUS AREA WITHIN THE PROJECT LIMITS OF DISTURBANCE. 11,213 CUBIC FEET OF TOPSOIL IS NEEDED TO RESTORE THE REQUIRED MINIMUM 6-INCHES OF TOPSOIL IN THESE PERVIOUS AREAS.
 - TOTAL SITE AREA WITHIN LIMITS OF DISTURBANCE (IMPERVIOUS AND PERVIOUS) IS 62,359 SF.
 - CONTRACTOR SHALL COMPLY WITH CARVER COUNTY STOCKPILE TESTING REQUIREMENTS. CONTRACTOR SHALL FOLLOW ONE OF THE APPROVED SAMPLING PROCEDURES SET FORTH IN ORDINANCE 153.60.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SCHEDULE, PHASING AND SEQUENCING.
 - TOPSOIL QUALITY AND DEPTH MUST BE VERIFIED BY CARVER COUNTY OR CITY OF WACONIA STAFF PRIOR TO SEEDING OR PLACEMENT OF SOD.



CASCADE LANDSCAPE ARCHITECTURE
801 S. HWY 183,
UNIT 2056,
LEANDER, TX 78641

PROPERTIES OF SW METRO, LLC
401 N. 2ND STREET, UNIT 323
MINNEAPOLIS, MN 55401

839 VISTA BLVD.
WACONIA, MN 55387

SUMMARY

DESIGNED: AES DRAWN: AES
REVIEWED: JRS INITIAL ISSUE: 06.02.22
PHASE: CITY SUBMITTAL

REVISION HISTORY

#	DATE	DESCRIPTION

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

JOSEPH STARBUCK

DATE: 06.02.2022 REG. NO. 58982

SHRUB AND
GROUND COVER
PLANTING PLAN

CASCADE-LA PROJECT NO.: 22001

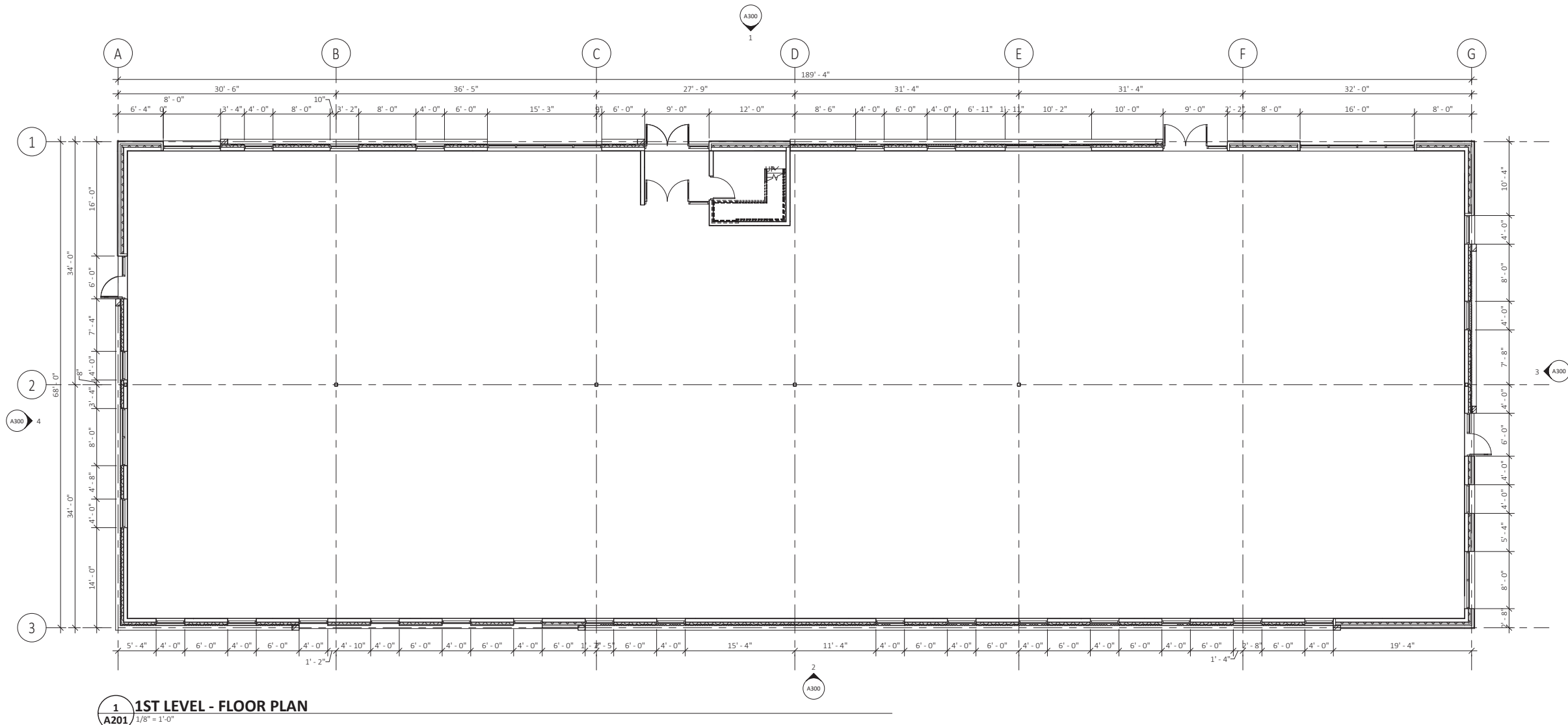
L1.1



1. OWNER FURNISHED EQUIPMENT SUPPLIERS ARE TO COORDINATE FINAL LOCATION OF EQUIPMENT AND INSTALLATION WITH THE OWNER.
2. ELECTRICAL CONTRACTOR & CABLE CONTRACTOR ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO WALLS, FINISHES, CEILING ETC. IN THE COURSE OF THEIR CONSTRUCTION. IF CONTRACTORS BEGIN WORK IN AN AREA WITH EXISTING DAMAGE THEY ARE TO IMMEDIATELY NOTIFY THE OWNER OR ASSUME RESPONSIBILITY OF SUCH DAMAGE.
3. SHADING INDICATES AREA THAT IS NOT INCLUDED IN THE SCOPE OF WORK.

TAG	KEYNOTE
1	IN GROUND STAINLESS STEEL BIKE RACK - "ROUND RACK" BY DERO OR EQUIVALENT.
2	-

PROJECT TO CONSIST OF A 6,440 SF SINGLE STORY BUILDING. THE BUILDING WILL HOUSE A MEDICAL CLINIC WITH APPROXIMATELY 13 EMPLOYEES.



839 VISTA BLVD.
WACONIA, MINNESOTA
55387



THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

[illegible]

PROJECT NUMBER: 21076

DRAWN BY: AA

CHECKED BY: SP

DATE: 06/02/2022

COMPUTER DIRECTORY:

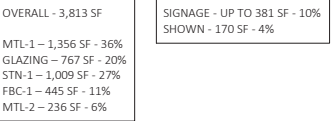
Path

FLOOR PLAN - FIRST LEVEL

CITY SUBMITTAL

A201





Architectural elevation drawing of the building facade. The drawing shows a two-story structure with a brick base and a dark upper section. A central entrance features a white door and a small window. To the right, there is a taller section with a brick wall and a dark window. The drawing includes a north arrow pointing up and to the left, and a scale bar indicating 1 inch equals 10 feet. A table on the right side of the drawing provides area breakdowns for different materials.

OVERALL	- 1,292 SF
MTL-1	- 558 SF - 42%
GLAZING	- 184 SF - 14%
STN-1	- 415 SF - 34%
FBC-1	- 42 SF - 3%
MTL-2	- 93 SF - 7%

Architectural elevation drawing of the rear facade of a building. The drawing shows a two-story structure with a brick base and a dark upper section. A small entrance is visible on the left. Dimensions and area breakdowns are provided.

Dimensions and Levels:

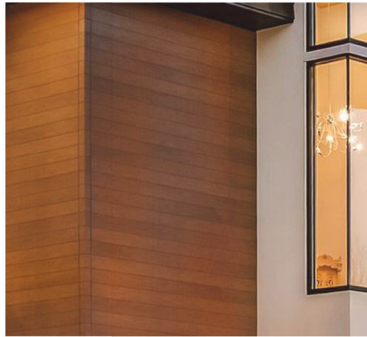
- T.O. PARAPET 02: 121'-0"
- T.O. PARAPET 01: 118'-0"
- 1ST LEVEL: 100'-0"

Overall Area: 1,474 SF

Area Breakdown:

- MTL-1 – 583 SF - 40%
- GLAZING – 150 SF - 10%
- STN-1 – 591 SF - 40%
- FBC-1 – 64 SF - 4%
- MTL-2 – 86SF - 6%

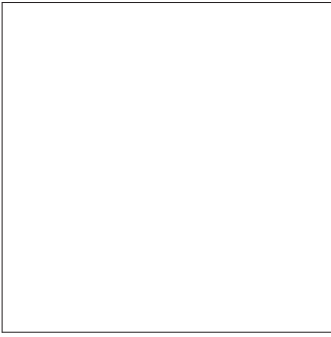
NICHIHA VINTAGEWOOD - WOOD LOOK FIBER CEMENT PANEL



KINGSPAN MORIN MATRIX - CORRUGATED METAL PANELS AVAILABLE
IN A VARIETY OF CORRUGATION PATTERNS - COLOR: ZINC GRAY



ACM METAL TRIM - ALUCABOND OR
EQUIVALENT - COLOR: PURE WHITE



NATURAL FULL SIZE STONE VENEER



A300



Darabi Dermatology Review #2

June 24, 2022

This review is based on the plans dated 6/2/2022.

General Comments

1. The applicant will be required to obtain the following permits. A copy of any approvals or permits required should be submitted conditional to Final Site Plan approval.
 - a. Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control and stormwater management.
 - b. General Construction Permit for Stormwater associated with Construction Activity (NPDES).
2. Stormwater management for the site to meet City requirements is provided by regional facilities constructed with the original Legacy Village Development. However, additional requirements may be necessary to meet current CCWMO rules.
3. Work within public right-of-way and connections to watermain must be coordinated with the Waconia Public Services Department. Contractor must provide a minimum 48-hour notice prior to any work being performed.
4. All construction equipment must be parked on site. Clear drive lanes must be always maintained on Vista Blvd.
5. A 15-foot wide drainage and utility easement shall be provided over the hydrant and over the main from the hydrant to Vista Blvd. An exhibit to be recorded should be provided for review and approval accordingly.
6. Record drawings must be submitted upon completion of the project. Two hard copies and an electronic copy are required.

Site Plan

7. Connection to Vista Blvd shall be coordinated with the City. Extents of removals and beginning of curb locations should be verified in the field with the City prior to any work.
8. The City will order and install the stop sign for the exit and invoice the applicant for time and materials.

Grading and Erosion Control Plan

9. Perimeter erosion control measures should be installed by the contractor and inspected by the City prior to any other work. Contractor must provide 24-hour notice prior to inspection.
10. A SWPPP review checklist is required and is attached.

Utility Plan

11. The locations of hydrants, valves, and site fire suppression facilities shall be reviewed and approved by the Fire Chief and the Public Services Department prior to final approval.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		July 7, 2022				
Item Name:		PUBLIC HEARING – Woodland Creek 5 th Addition Preliminary Plat and				
Originating Department:		Community Development				
Presented by:		Ethan Nelson				
Previous Council Action (if any):		Planning Commission tabled the Preliminary Plat and Rezoning Request during the May 5th, 2022, regular session.				
Item Type (X only one):	Consent		Regular Session	X	Discussion Session	

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED (Include motion in proper format.)

Continue the public hearing.

Motion to close the public hearing.

Recommend either approval or denial of the Preliminary Plat Application titled Woodland Creek 5th Addition, which proposes the development of the property located at PID# 750250300 into 30 single family parcels and the additional request to zone the subject property as PUD, Planned Unit Development.

EXPLANATION OF AGENDA ITEM (Include a description of background, benefits, and recommendations.)

BACKGROUND:

Applicant: Hartman Communities, LLC

Owner(s): Gary L Cardinal & Michele L Worm

Address(es): Waconia, MN

P.I.D. #s: 750250300

2040 Comprehensive Plan Designation: M, Medium Density Residential

REQUESTS:

1. The City has received a Preliminary Plat application from Hartman Communities, LLC titled Woodland Creek 5th Specifically, the applicant is requesting to plat the property located at PID # 750250300 into 30 single-family residential parcels consisting of one housing type. The proposed housing types include a 55-foot-wide villa lots.
2. The City has received an application to zone the subject property PUD, Planned Unit Development, which would allow reduced lot sizes, reduced setbacks and increased impervious surface on the subject property.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05, Subd. 2.C – R-3, Medium Density Residential District

2. Section 900.05, Subd. 2.O – PUD, Planned Unit Development District
3. Section 900.06, Subd. 8 – Environmental Protection Regulations
4. Section 900.07 – Landscaping and Fencing
5. Section 900.08 – Performance Standards
6. Section 900.09 – Off-Street Parking, Loading, and Access Regulations
7. Section 900.10 – Sign Regulations
8. Section 900.12 – Administration, Enforcement and Procedures
9. Section 1000 – Subdivision Ordinance

EXISTING CONDITIONS:

The subject parcel, located at the property described as PID# 750250300, is currently vacant land. The proposed plat is partially wooded and includes wetlands, slopes and a section of Carver Creek.

PRELIMINARY PLAT REVIEW:

SUBDIVISION DESIGN FEATURES

The City of Waconia staff have reviewed the proposed Preliminary Plat application for the Woodland Creek 5th Addition residential development drafted by Westwood Professional Services, Inc. dated February 25th, 2022 and have provided review comments to the applicant. Additionally, the applicant has since submitted a revised plan set dated May 12, 2022 and staff has sent the applicant additional review comments. Included below are the second round of review comments associated with the revised plan set:

Streets/Access

The applicant is proposing access to the development from the north via Campfire Drive West and Campfire Drive East. Both connections are from the original Woodland Creek development and are accessed by Minnesota Highway 284 and Campfire Court to the north. All of the streets are proposed to be public and the street and right-of-way widths are consistent with City standards. Any modifications requested by the City Engineer or Public Services Director shall be incorporated in the final plan set.

Easements

Section 1000.06, Subd. 4 of the City Ordinance requires drainage and utility easements at least 10 feet wide, centered on the rear and side lot lines of abutting lots and shall have continuity from block to block and lot to lot. The applicant is proposing drainage and utility easements which conform to City standards.

Blocks

The blocks proposed in the Woodland Creek 5th Addition development are in conformance with the standards set forth in City Ordinance.

Lots

The property is guided Medium Density Residential. City Ordinance indicates that areas annexed into the City Limits shall be placed in a zoning district consistent with the Comprehensive Plan. The Medium Density Residential designation will result in the property being placed in the R-2, Single Family Residential District or R-3, Medium Density Residential District when annexed into the City Limits. The typical lot sizing required for both R-2 and R-3 are listed below for review.

In addition a portion of the development is located within the Shoreland Overlay District. The typical lot size requirements for Shoreland Overlay District parcels is also included below.

<u>R-2, Single-Family Residential – Lot Requirements:</u> Lot Area = 7,850 sq. ft. minimum Lot Width = 50 ft. Maximum Hardcover Surface = 35% Setbacks – Principal Structure • Front = 25 ft. • Side (street) = 15 ft. • Side (interior) = 10 ft./5ft. – 5 ft. allowed for lots less than 55 ft. wide • Rear = 30 ft.	<u>R-3, Medium Density Residential – Lot Requirements:</u> The standards in the R-3, Medium Density Residential District are dependent on the type of medium density residential proposed.
<u>Shoreland Overlay District – Lot Requirements:</u> Lot Area = undefined by City Code Lot Width = 75 ft. Maximum Hardcover Surface = 25% Setbacks – Principal Structure • Tributary Watercourse = 50 ft. Shore Impact Zone = 25 ft.	

The applicant is requesting the property be zoned PUD, Planned Unit Development to allow for reduced single-family lot sizes. The proposed PUD details are discussed later in this document and compared to the typical zoning required by the Comprehensive Plan.

Outlots

Below is a listing of the proposed outlots, the area of each and the intended use/designation of each.

Outlot	Area	Use/Designation	Proposed Ownership
A	1.05 Acres	Wetland/Open Space	City

B	4.48 Acres	Wetland/Ponding/Open Space	City
C	1.98 Acres	Park	City

Signs

The City has specific sign regulations pertaining to residential subdivisions over 20 or more acres, which allow a maximum of two (2) monument signs, not exceeding 50 square feet located near the main entrance and not exceeding one sign per intersection.

Additionally, where approved by a Planned Unit Development (PUD), the applicant can request a sign plan which differs from the typical requirements stated in the City's Sign Ordinances. The sign plan must be approved by City Council and specifically define the signage proposed.

The applicant does not appear to propose any additional signage. The original Woodland Creek preliminary plat has existing entrance signage at the intersection of Elm Creek Road and Minnesota Highway 284.

Public Land Dedication, Open Space

City Ordinance requires at least 10% of the gross land in a subdivision shall be dedicated for parks, schools, playgrounds and open space. The City, upon consideration of the particular type of development proposed in the subdivision, may require larger or lesser amounts of lands for such purposes or payment in lieu of land if deemed appropriate.

The Park & Recreation Board reviewed the Woodland Creek Sketch Plan at their regular meeting on January 20th 2022 and indicated that the area identified for park area (Outlot C) is acceptable to meet the land dedication requirements.

Pedestrian Ways and Trails

City Ordinance states *"Subdividers shall define and construct a meaningful pedestrian circulation system subject to City approval which connects to the major trail system and to schools, parks and shopping areas and shall provide easements to accommodate such movement. Said pedestrian ways shall be coordinated with those of adjacent subdivisions and the Comprehensive Plan."*

Sidewalks

The applicant is proposing 6 foot wide sidewalks on one side of the street through the development (as identified on the Preliminary Plat).

Trails

- Existing

The closest existing trail ends on the north side of the property, which accesses the existing Woodland Creek residential development.

- Proposed

The applicant is proposing to construct a continuation of the section of trail segment along the north side of the proposed development starting into Outlot A, running through Campfire Drive East and the northern portion of Outlot C ending just before Carver Creek on the east side of the development. The City is considering review of the trail link from the Campfire Drive East sidewalk to a suitable creek crossing location within the development to access Outlot C. The proposed currently proposed trail negates the ability to access Outlot C for maintenance and improvement purposes. The applicants have agreed to work with the City on this item and that is reflected as a condition of approval below. The applicant is also proposing a 9' wide trail continuing south along State Highway 284. There is also a trail easement indicated on Lot 1, Block 1 as part of the connection from Highway 284 to the development sidewalk.

Preservation of Natural Features and Amenities

Section 1000.06, Subd. 7.G states *“Existing features which would add value to residential development or to the local government as a whole, such as trees, as herein defined, watercourses and falls, beaches, historic spots, and similar irreplaceable assets, shall be preserved in the design of the subdivision.”*

The subject parcel, as stated earlier, is a vacant field with a significant amount wooded and wetland areas. The applicant has requested approval of a Planned Unit Development District to allow reduced lot sizing and setbacks and has indicated that this is in response to protecting the natural features while also allowing development of the properties. The Planning Commission may want to discuss if the plan proposed is consistent with preservation or if additional limits or conditions should be placed on the proposed development to meet this standard.

Landscaping and Tree Preservation

Landscaping

City Ordinance requires the following landscaping for properties zoned R-1, Single-Family Residential. R-2, Single-Family Residential and R-3, Medium Density Residential:

1. A planting strip and/or earth berm, not exceeding a slope of 3:1, shall be placed in all newly platted residential developments that abut an arterial road as identified in the City's Comprehensive Plan.
2. Each newly platted lot in the R-1 and R-2 zoning districts shall have two (2) trees.
3. Landscaping for PUD districts shall be consistent with the landscaping requirements applicable to the R-1 and R-2 and possibly the R-3 districts.
4. R-3 districts shall have the equivalent of one (1) landscape planting for every two dwelling units on any given property.
5. Lights from automobiles shall be screened whenever it may be directed onto residential windows to the extent that it will cause an unreasonable disturbance.
6. Shade trees shall be planted every forty (40) feet to sixty (60) feet within the right-of-way on both sides of any portion of road within the subdivision.
7. Unless otherwise directed by the Planning Commission, all plantings shall be placed on the private property on which the development is taking place.
8. All areas not otherwise improved in accordance with approved site plans or subdivisions shall be sodded,

seeded, or otherwise established with vegetation approved by the City, and maintained in accordance with this subdivision. All grass and vegetative plantings shall occur over a minimum of six (6) inches of topsoil borrow meeting Minnesota Department of Transportation Specification 3877, Table 3877-1. 100% of the material including soil clumps must pass a 1" sieve. Prior to sod installation, all topsoil borrow material must be approved by the City. The grading shall consist of a uniform and smooth surface. Any sags or rises shall be corrected prior to the placement of sod or seed. Further, all grass and vegetative plantings shall be completed no later than six (6) months from the date of issuance of a Certificate of Occupancy. Grass shall be clean and free of noxious weeds and pests or diseases and shall be of a species normally grown as permanent lawns and suitable to this climate.

9. The owner shall provide the City with cash, corporate surety bond, approved letter of credit or other surety satisfactory to the City to guarantee the proper installation and growth of the approved landscape plan.
10. All trees used in site development shall be indigenous to the appropriate hardiness zone and physical characteristics of the site.
11. The deciduous trees proposed to satisfy the minimum requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous.

Minimum Size of Plantings

1. Deciduous trees = 2.5 inches in diameter as measured six inches above the ground.
2. Coniferous = 6 feet in height

Landscape Plan Analysis

1. The applicant is proposing a minimum of 4 trees per residential parcel, which conforms to City Ordinance requirements.
2. The total landscape provided in the plan identifies the planting of 316 trees.
3. The natural buffer and the proposed planted buffer are in compliance with the screening requirements for Highway 284.
4. City Ordinance requires deciduous trees proposed to satisfy the minimum requirements shall not be less than 25% deciduous and not less than 33% coniferous.
5. The proposed landscape plan appears to be extremely congested. To allow adequate space for all required plantings, consideration should be given to move some of the plantings to Outlot C.

Tree Preservation

It is the intent and desire of the City to protect, preserve and enhance the natural environment and beauty of the City by encouraging the resourceful and prudent development of wooded areas and with respect to specific site development, to retain as far as practical, substantial tree stands which can be incorporated into the development. The City recognizes that preservation and replanting of trees is important on new development sites in order to maintain a healthy and desirable community. The City also recognizes that a certain amount of tree loss is an inevitable consequence of the urban development process.

City Ordinance allows developments in residential districts to remove or disturb up to thirty (30) percent of the total tree inches of significant trees. Any removal or disturbance beyond this threshold shall require reforestation or restitution.

Reforestation/Restitution Requirement. – *If a development exceeds the allowable removal or disturbance threshold specified above, the subdivider shall either reforest appropriate areas within the site (or outside the site if appropriate locations within the site are not available) or pay restitution, or provide a combination thereof. For each one (1.0) tree inch that is removed or disturbed beyond the threshold, the subdivider shall replant one and one-quarter (1.25) inches of new trees or provide the City with one hundred and twenty five dollars (\$125.00) in*

restitution, per inch removed beyond the threshold.

Tree Survey/Preservation Plan. – A tree survey and tree preservation plan shall be submitted with all preliminary plat applications, and with all lot division applications involving the creation of one or more new development parcels. The tree survey and tree preservation plan shall be prepared and signed by a registered surveyor or forester at the developers expense.....

Tree Replacement Calculations	Diameter Breast Height (DBH) in Inches
Total Healthy Caliper Inches on Site	9480.0
Total Caliper Inches Save	4215.0
(less) Exempt Inches Save	2886.0
Net Caliper Inches Save	1329.0
Total Caliper Inches Removed	5467.0
(less) Exempt Inches Removed	3034.0
Net Caliper Inches Removed	2433.0
30% Allowable Tree Removal	1128.6
Excess Tree Removal	1304.4
Tree Reforestation Requirement	1630.5
Tree Replacement Required	652 Trees

The applicant has provided an Overall Tree Preservation Plan consistent with City Ordinance requirements. The tree inventory, preservation and replacement details are included in the adjacent table. Please note that City staff has been working with the developer to ensure all significant trees are counted and all invasive or undesirable trees are also identified. The revised information is included in the table above.

Overall Tree Preservation Plan Analysis

1. The applicant is proposing to remove approximately 2,433 caliper inches (expressed as DBH or diameter breast height in the adjacent table). This results in just over 64% of the significant trees being removed from the subject parcel.
2. The City Code allows a maximum 30% removal for residential projects. The allowable removal amount is 1,128.6 DBH inches.
3. The applicant is proposing to remove 2,433 caliper inches, which exceeds the allowable by 1304.4 DBH inches. Identified above as “EXCESS TREE REMOVAL”.
4. Removal beyond the 30% threshold requires either tree reforestation or tree restitution consistent with the standards stated previously. The TREE REFORESTATION REQUIREMENT multiplies the excess tree removal by the 1.25 replacement rate. Therefore, the TREE REPLACEMENT REQUIRED is 652 trees.
5. The applicant is proposing to plant 320 trees and anticipates 60 additional trees to be planted on the 30 proposed lots, as required by City Code. The remaining caliper inches due for replacement shall be required to be paid via the tree restitution fee stated in City Code. This final restitution amount will be determined

upon final review of the tree numbers provided above.

Environmental Protection Regulations

Wetland Protection

City Code identifies wetlands as a valuable resource that receive surface water runoff and provide possible contact with ground water. Further, it is the intent of the City Code to establish a program of sound management through regulations that strive toward zero degradation of the wetlands by conserving, protecting and enhancing these environmentally sensitive resources.

- **Definition of Establishment of Protected Areas** - Figure 20 of the City's Comprehensive Plan identifies and establishes the Wetland Protection Area. A number of the wetlands located within the parcel boundaries are identified within this protection area and are therefore regulated by this section of the City Code.
- **Development Prohibited** – No filling, grading, dredging, excavation or construction shall be allowed within the Wetland Protection Area; nor on lands abutting, adjoining or affecting said area if such activity upon said areas is incompatible with the policies expressed in City Code and the preservation of those wetlands in their natural state.
- **Land Development, Platting and Storm Water Runoff** – No lands within the Wetland Protection Area shall be platted for residential occupancy or for other uses which will increase the danger to health, life, property or the public welfare. Whenever a portion of the Wetland Protection Area is located within or adjoins a land area that is being subdivided, the subdivider shall dedicate an adequate easement over the land within the protected area and along each side of such area for the purpose of improving or protecting the area for drainage, or other purposes expressed in this Ordinance and other recreational uses.
- **Setbacks** – A 50 foot structure setback for all buildings and parking areas must be maintained from the edge of a designated wetland within a Wetland Protection Area (the edge being the point at which the vegetation changes from aquatic to terrestrial).

Wetland Protection Analysis

1. Lots 6 - 10, Block 2 indicate the 50 foot wetland setback right up to the building pads for the site. Lots 17 and 18, Block 1 indicate the 50 ft. Carver Creek structure setback into the rear yards of the parcels. When said parcels develop the sites will be very limited due to the 50 ft. setback from the identified wetlands and Creek. This could limit a deck addition, home improvement, etc. The applicant should disclose this to the future owners of each property.

Shoreland Overlay District Regulations

*The Shoreland area shall include all land within 1,000 feet of the ordinary high water mark of a protected water of ten (10) acres or more, **within 300 feet of a river or stream, or the landward extent of a floodplain on such a river or stream, whichever is greater (emphasis added).***

Shoreland Overlay District Analysis

1. A section of Carver Creek flows through the south, southeast and east side of the property, which informs that all area within 300 feet of said tributary watercourse and the landward extent of the floodplain is located within the Shoreland Overlay District. This area appears to be identified correctly on the Preliminary Plat.
2. City Code requires a minimum 25 foot Shore Impact Zone for tributary watercourses. The plan set indicates the 25 ft. buffer and there does not appear to be any grading located within said buffer, which complies with City Code. There shall be no vegetative clearing allowed within the 25 foot buffer as this area is to remain natural and non-impacted by the development.

3. The City incorporates Part 6120.3800, titled Planned Unit Development, into the Shoreland Overlay District ordinance language. The PUD Shoreland standards are discussed further in the PUD review section of this report.

Floodplain Overlay District Regulations

The purpose of these regulations is to promote public health, safety, and general welfare by preserving the natural characteristics and functions of watercourses and floodplains in order to moderate flood and storm water impacts, minimize losses and disruptions caused by flooding, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

Floodplain Overlay District Analysis

1. Portions of the property, near Carver Creek, are located within the Floodplain Overlay District. As there has been no modeling done for the site the developer will need to treat the DNR estimated base flood elevations (BFE), shown on the cross section below, all as floodway.
2. Floodway means the bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining floodplain that are reasonably required to carry or store the regional flood discharge.
3. Regulatory flood protection (RFPE) is defined as an elevation not less than one foot above the BFE, plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of floodway. The lowest finished floor in this case would be the estimated BFE, plus 1.5 feet. The preliminary grading plans appear to indicate that the proposed minimum basement floor elevations are in compliance and exceed the minimum elevations required.
4. The applicant has submitted a compensatory storage exhibit detailing mitigation from the designated floodway that staff finds acceptable to City standards. The applicant still needs to receive approval from the CCWMO prior to any work completed on site and has a condition of approval reflected below.

Grading, Drainage & Utilities

The City Engineer and Public Services Director have conducted reviews of the grading, drainage and utility plans. The applicant submitted revised plans on May 12, 2022, as such the City Engineer and Public Services Director have reviewed and provided the applicant additional comments. Any recommendation by the Planning Commission should include a condition requiring the applicant to work with the City Engineer to revise the utility, grading, drainage, plans to the satisfaction of the City Engineer and Public Services Director.

Stormwater Management

A review of the site's stormwater management has been completed by the Public Services Director and City Engineer. Comments are forthcoming regarding the second round of revisions completed by the applicant. Any recommendation of approval should include a condition requiring the applicant revise the stormwater plans to the satisfaction of the City Engineer and Public Services Director.

ZONING REQUEST – PUD, PLANNED UNIT DEVELOPMENT DISTRICT:

The Comp Plan identifies the property as M, Medium Density Residential , which would result in a zoning classification of R-2, Single-Family Residential or R-3, Medium Density Residential. The lot requirements for each of these were described earlier in this report.

City Ordinance states a PUD is intended to be used to achieve the following, and I summarize: 1. Protection of natural and historic resources, 2. Flexibility in site planning, 3. Mixing and clustering of land uses and housing types, 4. Higher level of amenity, 5. Affordable housing, 6. A more efficient use of land, 7. Conservation of energy resources, 8. Creation of a sense of community.

Required Development Standards: A PUD shall comply with all of the requirements of this ordinance except for Sections 900.05, District Regulations. In addition, the following shall apply:

- a. The minimum building and parking setback from any exterior PUD property line or abutting street shall be 40 feet. Refer to Section 900.06, Subd. 3 for required yard expansion adjacent to arterial streets.
- b. The maximum height of structures shall not exceed 45 feet except as provided for by Section 900.06, Subd. 2 of this ordinance.
- c. Overall gross residential PUD densities shall be in the range specified for the site by the Comprehensive Plan.
- d. Maximum hardcover surface shall be as follows for the following classes of use:

1)	Low and Low/Medium Density Residential	0-4	U/A	50%
2)	Medium Density Residential	5-12	U/A	60%
3)	High Density Residential	13-22	U/A	70%
4)	Medical Services			75%
5)	Commercial			80%
6)	Industrial			85%

- e. Where the PUD site is designated by the Comprehensive Plan for more than one land use, the approximate same ratio of land area shall be reflected in the PUD for each use as exists in the Comprehensive Plan.
- f. Signage variances may be approved by PUD provided a sign plan is approved with the Development Plan. Generally, Section 900.10, Sign Regulations, will be used as a guide in evaluating the signage plan.
- g. Subdivision review shall be carried out simultaneously with the review of the PUD. The plans required by this Section shall be submitted in a form which will satisfy the requirements of the Subdivision Ordinance for the preliminary and final plat.

Findings. The Planning Commission and City Council shall not approve a PUD unless they shall find as follows:

- 1. The proposed development is not inconsistent with the City's Comprehensive Plan,
- 2. The development satisfies most, if not all, of the objectives of this District, and
- 3. The PUD will not be detrimental to surrounding neighborhoods.

Further, The City incorporates State Statute, Part 6120.3800, titled Planned Unit Development, into the Shoreland Overlay District ordinance language. The submitted plans appear to conform to the standards. Staff has attached a copy of 6120.3800 to this report for your review and consideration.

The applicant is requesting the following lot requirements for Woodland Creek:

55 Foot Wide – Villa Lots (qty. 30 lots)

- Lot Size (Typ.) = 55 ft. wide x 135 ft. long = approx. 8,512 square feet
- Setbacks
 - Front Yard Setback = 25 ft.
 - Side Yard Setback = 15 ft. total (7.5/7.5 ft. shown)
 - Side Yard Corner Setback = 20 ft. minimum
 - Rear Yard Setback = 25 ft.
- Impervious Surface = 50% maximum

PUD, Planned Unit Development Analysis

1. The Planning Commission should determine if the proposed development is consistent with the City's Comprehensive Plan; if it satisfies most, if not all, of the objectives of the District (summarized above); and the PUD will not be detrimental to surrounding neighborhoods.
2. The development data indicates a future adjusted net density 4.23 units per acre in the full build out scenario planned to include 30 overall units. The Planning Commission should determine if the proposed development is consistent with the Comprehensive Plan, which contemplates medium density residential which indicates 4-10 units per acre.
3. The Comprehensive Plan considers housing goals and needs that discuss housing diversity, life-cycle housing and allowing the market to build a wide variety of housing types. The Planning Commission and Council should consider if the proposed Planned Unit Development is consistent with these goals and the stated vision of the community.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on April 21st, 2022 and posted at Waconia City Hall during the original review in May. Individual notices were mailed to all property owners within 350 feet of the subject parcel during the initial review and mailed out again for the July 7th meeting date.

CONCLUSION / RECOMMENDATION

The Planning Commission should take all public comment and make a recommendation to the City Council regarding the Preliminary Plat application and the Planned Unit Development zoning request for the Woodland Creek residential development. Upon recommendation by the Planning Commission this item will be forwarded to the City Council for review at their upcoming meeting scheduled for July 18th, 2022.

If the Planning Commission chooses to recommend approval of the Woodland Creek 5th Addition Preliminary Plat staff would recommend the approvals with the following conditions:

1. The Woodland Creek 5th Addition Preliminary Plat shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall obtain Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control, stormwater management and any proposed wetland filling to be done. A copy of any approvals or permits shall be submitted prior to any land disturbing activities.

4. The applicant shall obtain a General Construction Stormwater Permit (NPDES) from the Minnesota Pollution Control Agency and submit a copy to the City prior to any land disturbing activities.
5. All indirect costs related to the permitting, review, and plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The City shall provide the necessary street signage. The applicant shall provide the necessary escrow funds to cover all street signage and installation costs.
7. The watermain, sanitary sewer, grading, and stormwater issues shall be resolved to the satisfaction of the City Engineer and Public Services Director prior to commencement of construction activities for the Woodland Creek 5th Addition residential development.
8. Compliance with applicable items contained in Chapter 1000 of the City of Waconia Subdivision Ordinance.
9. Execution of a Developer's Agreement for the Final Plat and prior to any work commencing on site.
10. The developer shall provide a performance bond in the form of cash, corporate surety bond, approved letter of credit or other surety satisfactory to the City to guarantee the required trees to be preserved, replaced and planted are done according to the Ordinance and approved plan set. The bond shall be furnished by the developer prior to obtaining a building permit and cover two full calendar years subsequent to the installation of said landscaping, which may require a lengthy timeframe if the proposed development is to be completed gradually or in phases.
11. The sidewalk and trails shall be constructed as proposed and as revised by City staff.
12. The applicant shall dedicate the 1.98 acres, indicated as Outlot C, to satisfy the City's Park Dedication requirements.
13. City Ordinance requires deciduous trees proposed to satisfy the minimum requirements shall not be less than 25% deciduous and not less than 33% coniferous. The applicant shall revise the landscape plan to include additional coniferous trees in accordance with this standard.
14. The applicant is proposing to plant 320 trees and anticipates an additional 60 trees on the 30 proposed lots per the Overall Landscape Plan. The Tree Reforestation/Restitution section of the City Code requires the remaining caliper inches due for replacement to be paid via the tree restitution fee stated in City Code. This final restitution amount will be determined upon final review the tree numbers provided above and consistent with City Code requirements.
15. The applicant shall file an application of final plat approval within six (6) months following the approval of the Woodland Creek 5th Addition Preliminary Plat, unless an extension of time is requested in writing by the subdivider and granted by the Council prior to the six (6) month expiration date.
16. Final tree locations shall be reviewed by the City Engineer and Public Services Director to ensure no conflicts with utilities exist.

Attachments:

1. [Public Hearing Notices \(2 Pages\).pdf](#)
2. [Location Map \(1 Page\).pdf](#)
3. [Compensatory Storage Exhibit \(1 Page\).pdf](#)
3. [Woodland Creek 5th Addition Preliminary Plans \(15 Pages\).pdf](#)
5. [Shoreland Exhibit \(1 Page\).pdf](#)
6. [6120.3800 Planned Unit Development " State Statute \(10 pages\).pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
 _____ Non Budgeted
 _____ Amendment Required

ADVISORY BOARD RECOMMENDATIONS:

Planning Commission

Parks and Recreation Board

Safari Island Advisory Board

Other

CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on July 7th, 2022 at 6:30 p.m., to consider a Preliminary Plat application by Hartman Communities, LLC for the northern portion of the property described as follows:

PID # 750250300,
CARVER COUNTY, MINNESOTA

The proposed Preliminary Plat titled Woodland Creek 5th Addition proposes to subdivide the 15.2-acre site into 30 single-family residential parcels.

Pertinent information pertaining to this request is available at the City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on Thursday, July 7th, 2022. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: Ethan Nelson, 201 South Vine Street, Waconia, MN 55387
Email: enelson@waconia.org

By: WACONIA PLANNING COMMISSION
ATTEST: Ethan Nelson, Assistant Planner

CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on July 7th, 2022 at 6:30 p.m., to consider a Rezoning application by Hartman Communities, LLC for the northern portion of the property described as follows:

PID # 750250300,
CARVER COUNTY, MINNESOTA

The subject properties include approximately 15.2 acres of land guided for medium density residential development. The applicant is requesting the properties be zoned PUD, Planned Unit Development District to allow for single family home lot sizes and modified lot requirements for the subject parcels.

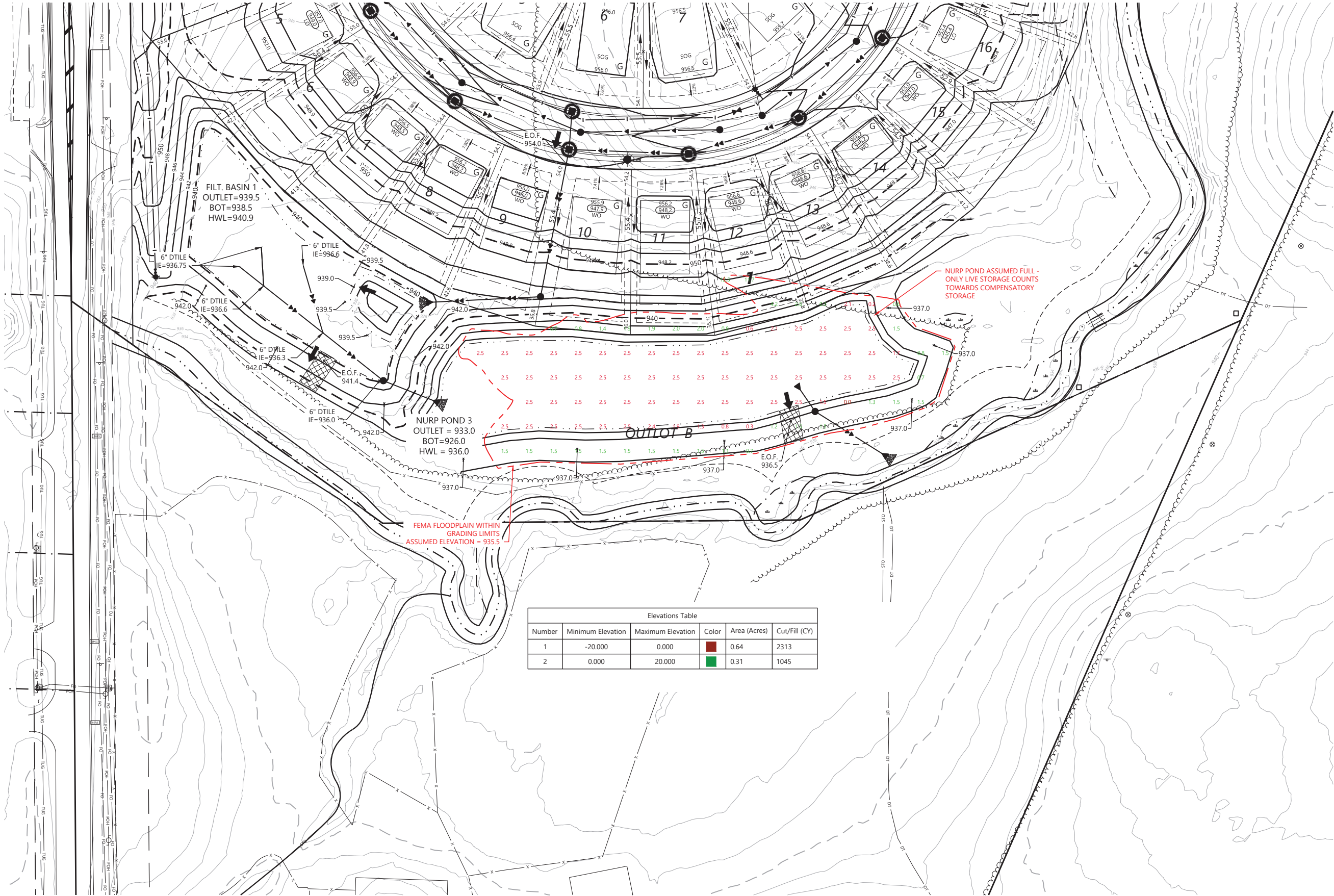
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Mail/in person: Ethan Nelson, 201 South Vine Street, Waconia, MN 55387

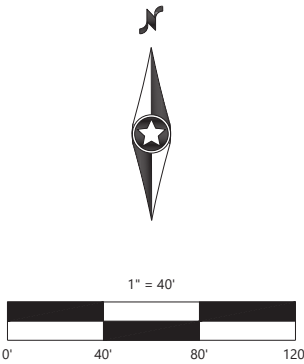
Email: enelson@waconia.org

By: WACONIA PLANNING COMMISSION

ATTEST: Ethan Nelson, Assistant Planner



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Color	Cut/Fill (CY)
1	-20.000	0.000	Red	2313
2	0.000	20.000	Green	1045



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 40'
VERTICAL SCALE: 8' OR 4'

INITIAL ISSUE: _____
REVISIONS: _____

PREPARED FOR:
HartmanCommunities LLC

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

Westwood
Woodland Creek
5TH ADDITION
WACONIA, 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.

COMPENSATORY
STORAGE EXHIBIT

PROJECT NUMBER: 0034315.00

SHEET NUMBER:

1

DATE: 06/08/22

PRELIMINARY PLANS

FOR

PLAT, GRADING, UTILITIES, TREE PRESERVATION, AND LANDSCAPE

FOR



Woodland Creek
5TH ADDITION

WACONIA, MN

PREPARED FOR:



1750 TOWER BOULEVARD, SUITE 201

VICTORIA, MN 55386

CONTACT: TERRY HARTMAN

PHONE: 952-368-4547

EMAIL: TERRY@HARTMANCOMMUNITIES.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: 0034315.00

CONTACT: CHRISTIAN H. FROEMKE



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	Cover
2	Existing Conditions
3	Preliminary Plat
4	Preliminary Grading, Drainage, and Erosion Control Plan
5	Preliminary Utility Plan
6	Street Profile
7	Details
8	Details
9	Tree Preservation Plan
10	Tree Preservation Data
11	Tree Preservation Data
12	Tree Preservation Data
13	Tree Preservation Data & Details
14	Overall Landscape Plan
15	Landscape Notes & Details

NO.	DATE	REVISION	SHEETS
01	05/12/22	CITY AND WATERSHED COMMENTS	ALL
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

PRELIMINARY PLANS

FOR
PLAT, GRADING, UTILITIES, TREE
PRESERVATION, AND LANDSCAPE
FOR
WOODLAND CREEK 5TH ADDITION
WACONIA, MN

INITIAL SUBMITTAL DATE: 02/25/22 SHEET: 1 OF 15

LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. 2117033)

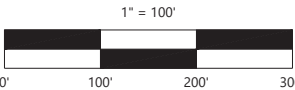
That part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 116 North, Range 25 West of the 5th Principal Meridian, which lies Westerly of the following described line:

Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said Southwest Quarter of the Southwest Quarter a distance of 700 feet to the point of beginning of the line being described; thence deflecting left 90 degrees a distance of 230 feet; thence Northeasterly to a point on North line of said Southwest Quarter of the Southwest Quarter distant 150 feet Westerly, as measured along said North line, from the Northeast corner of said Southwest Quarter of the Southwest Quarter, and said line there ending.

Property is: Abstract

LEGEND

	SANITARY MANHOLE		ELECTRIC BOX		BOUNDARY LINE		WATER MAIN
	SEPTIC COVER		STREET LIGHT		RIGHT-OF-WAY LINE		FIBER OPTIC
	FLARED END SECTION		GUY WIRE		LOT LINE		FENCE LINE
	DOWNSPOUT		POWER POLE		EASEMENT LINE		CURB & GUTTER
	HYDRANT		TELEPHONE BOX		SECTION LINE		CONCRETE SURFACE
	GATE VALVE		CABLE TV BOX		TREE LINE		BITUMINOUS SURFACE
	WELL		FIBER OPTIC PEDESTAL		POWER OVERHEAD		GRAVEL SURFACE
	FARM HYDRANT		STEEL/WOOD POST		POWER UNDERGROUND		WETLAND
	WINDMILL		SIGN		SANITARY SEWER		FOUND MONUMENT (SEE LABEL)
			MAIL BOX		STORM SEWER		CAST IRON MONUMENT (SEE LABEL)



NOT FOR CONSTRUCTION

DESIGNED:	TDD
CHECKED:	CHF
DRAWN:	TDD
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	

INITIAL ISSUE:	02/25/22
REVISIONS:	
	05/12/22 CITY AND WATERSHED COMMENTS

PREPARED FOR:

HartmanCommunities LLC
1750 TOWER BOULEVARD, SUITE 201
VICTORIA, MN 55386

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: 05/12/22 LICENSE NO. 53596

Woodland Creek
5TH ADDITION
WACONIA, 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.

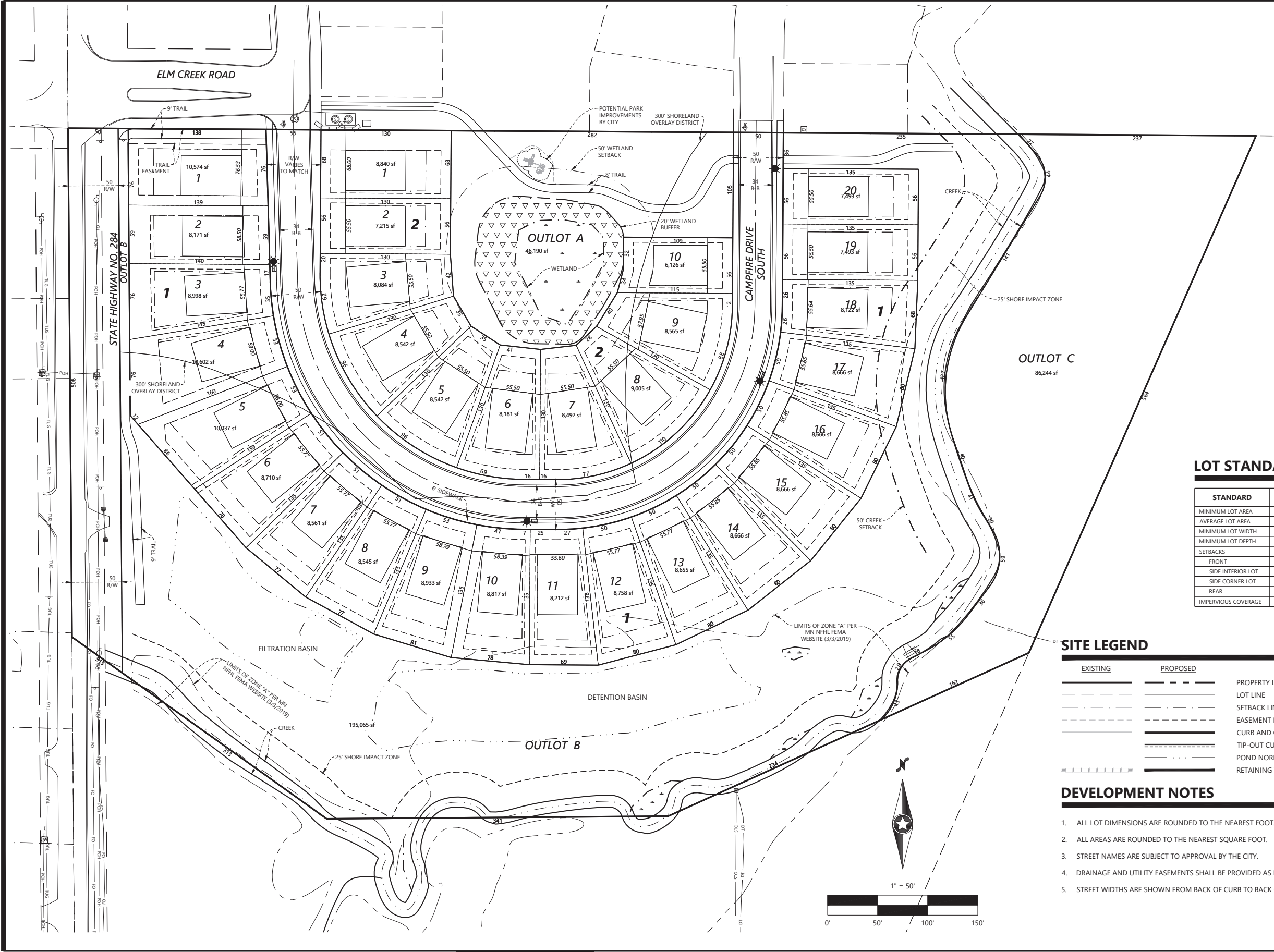
EXISTING CONDITIONS &
REMOVALS

PROJECT NUMBER: 0034315.00

SHEET NUMBER:

2 OF 15

DATE: 05/12/22



PROPOSED PROPERTY DESCRIPTION

That part of the following described property:
That part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 116 North, Range 25 West of the 5th Principal Meridian, which lies Westerly of the following described line:

Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said Southwest Quarter of the Southwest Quarter a distance of 700 feet to the point of beginning of the line being described; thence deflecting left 90 degrees a distance of 230 feet; thence Northeasterly to a point on North line of said Southwest Quarter of the Southwest Quarter distant 150 feet Westerly, as measured along said North line, from the Northeast corner of said Southwest Quarter of the Southwest Quarter, and said line there ending.

Lying northerly of the following described line:

Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 33 minutes 49 seconds East, assumed bearing along the south line of said Southwest Quarter of the Southwest Quarter a distance of 700.00 feet; thence North 00 degrees 26 minutes 11 seconds East, a distance of 230.00 feet; thence North 23 degrees 43 minutes 01 seconds West, a distance of 616.05 feet to the point of beginning of the line to be described; thence South 65 degrees 37 minutes 45 seconds West, a distance of 395.52 feet; thence South 89 degrees 33 minutes 40 seconds West, a distance of 341.04 feet; thence North 54 degrees 28 minutes 40 seconds West, a distance of 312.54 feet to the west line of said Southwest Quarter of the Southwest Quarter and said line there terminating.

SITE DEVELOPMENT DATA

EXISTING ZONING:	AG (TOWNSHIP)
PROPOSED ZONING:	R-2 / PUD OVERLAY
GROSS SITE AREA:	15.20 AC
STATE HIGHWAY 284:	0.60 AC
EXISTING WETLAND/CREEK:	0.69 AC
FLOODPLAIN (BEYOND EXISTING WETLAND/CREEK):	1.77 AC
NET SITE AREA:	12.14 AC
DEVELOPMENT SUMMARY	
55' VILLAS:	30 HOMES
PROJECT OPEN SPACE:	7.51 AC (62%)
SEE OUTLOT TABLE BELOW	
DEVELOPED SITE AREA:	7.07 AC (Gross site, less R/W & Openspace)
PROJECT DENSITY:	
GROSS:	±1.97 UN/AC
NET:	±2.47 UN/AC (30 un / 12.14 ac Net Site Area)
ADJUSTED NET:	±4.24 UN/AC (30 un / 7.07 ac Dev. Site Area)

LOT STANDARDS

STANDARD	55' VILLAS
MINIMUM LOT AREA	6,383 SF
AVERAGE LOT AREA	8,512 SF
MINIMUM LOT WIDTH	55' @ FRT SBK
MINIMUM LOT DEPTH	115'
SETBACKS	
FRONT	25'
SIDE INTERIOR LOT	7.5' / 7.5'; 15' TOTAL
SIDE CORNER LOT	20'
REAR	25'
IMPERVIOUS COVERAGE	50% MAX

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	WETLAND / OPEN SPACE	CITY	1.05 AC
B	WETLAND / PONDING / OPEN SPACE	CITY	4.48 AC
C	PARK	CITY	1.98 AC

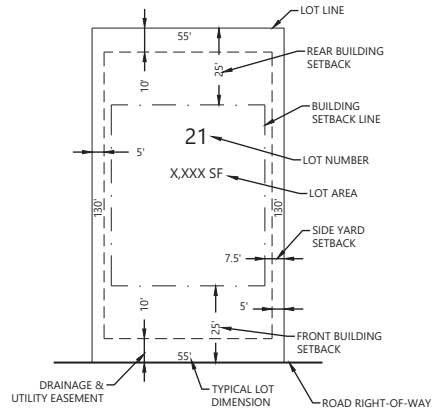
SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL

DEVELOPMENT NOTES

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

TYPICAL 55' VILLA DETAIL



NOT FOR CONSTRUCTION

DESIGNED:	TDD
CHECKED:	CHF
DRAWN:	TDD
HORIZONTAL SCALE:	50.000007"
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	02/25/22
REVISIONS:	
△ 05/12/22	CITY AND WATERSHED COMMENTS
△	
△	
△	
△	

PREPARED FOR:
HartmanCommunities LLC
1750 TOWER BOULEVARD, SUITE 201
VICTORIA, MN 55386

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
CORY L. MEYER
DATE: 05/12/22 LICENSE NO. 26971

Woodland Creek
5TH ADDITION
WACONIA, MN

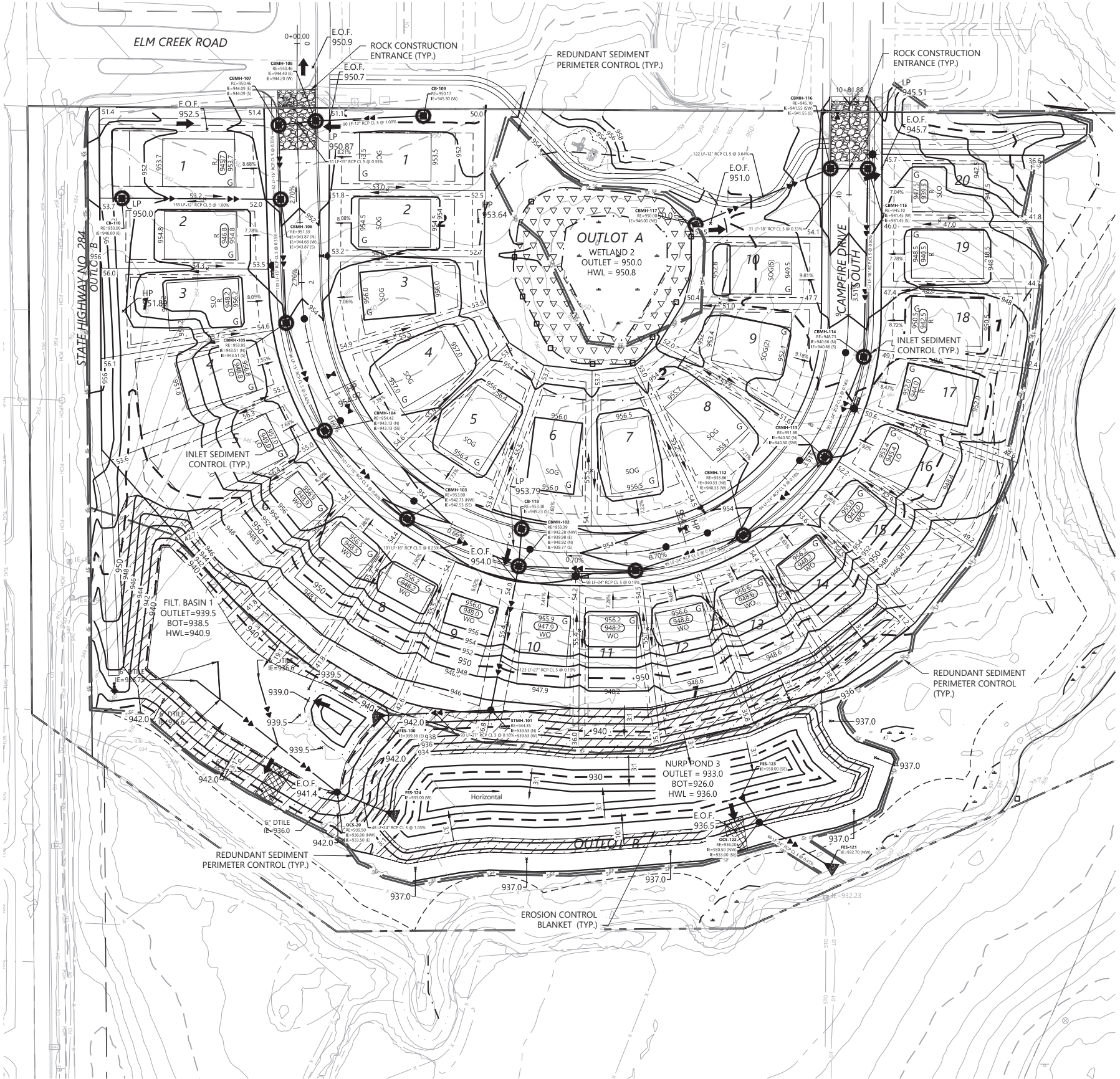
Westwood

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

PROJECT NUMBER: 0034315.00

SHEET NUMBER:
3 OF 15
DATE: 05/12/22



GRADING & DRAINAGE NOTES

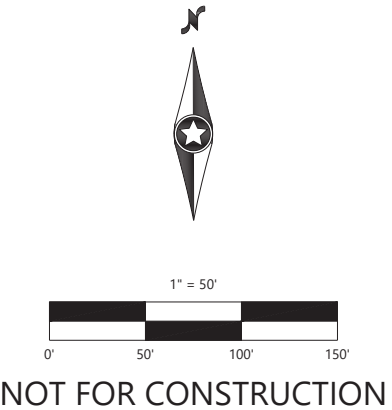
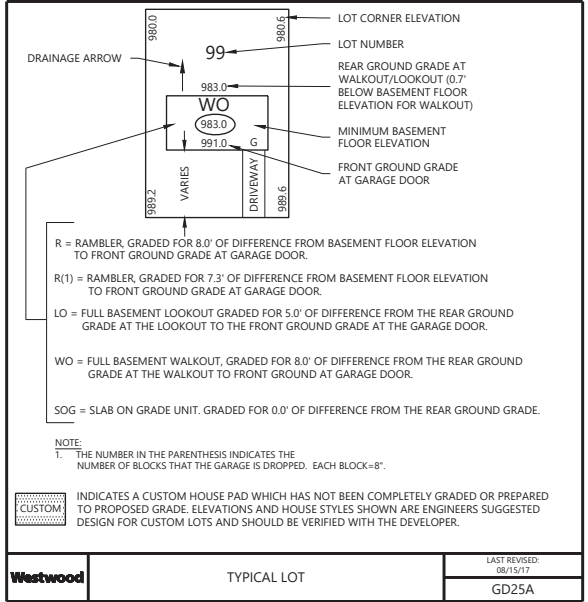
- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- 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.
- 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.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
		DO NOT DISTURB



DESIGNED:	TDD
CHECKED:	CHF
DRAWN:	TDD
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR S'

INITIAL ISSUE:	02/25/22
REVISIONS:	
△ 05/12/22	CITY AND WATERSHED COMMENTS
△	
△	
△	
△	

PREPARED FOR:

HartmanCommunities LLC

1750 TOWER BOULEVARD, SUITE 201
VICTORIA, MN 55386

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

CHRISTIAN H. FROEMKE
DATE: 05/12/22 LICENSE NO. 56208

Westwood

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

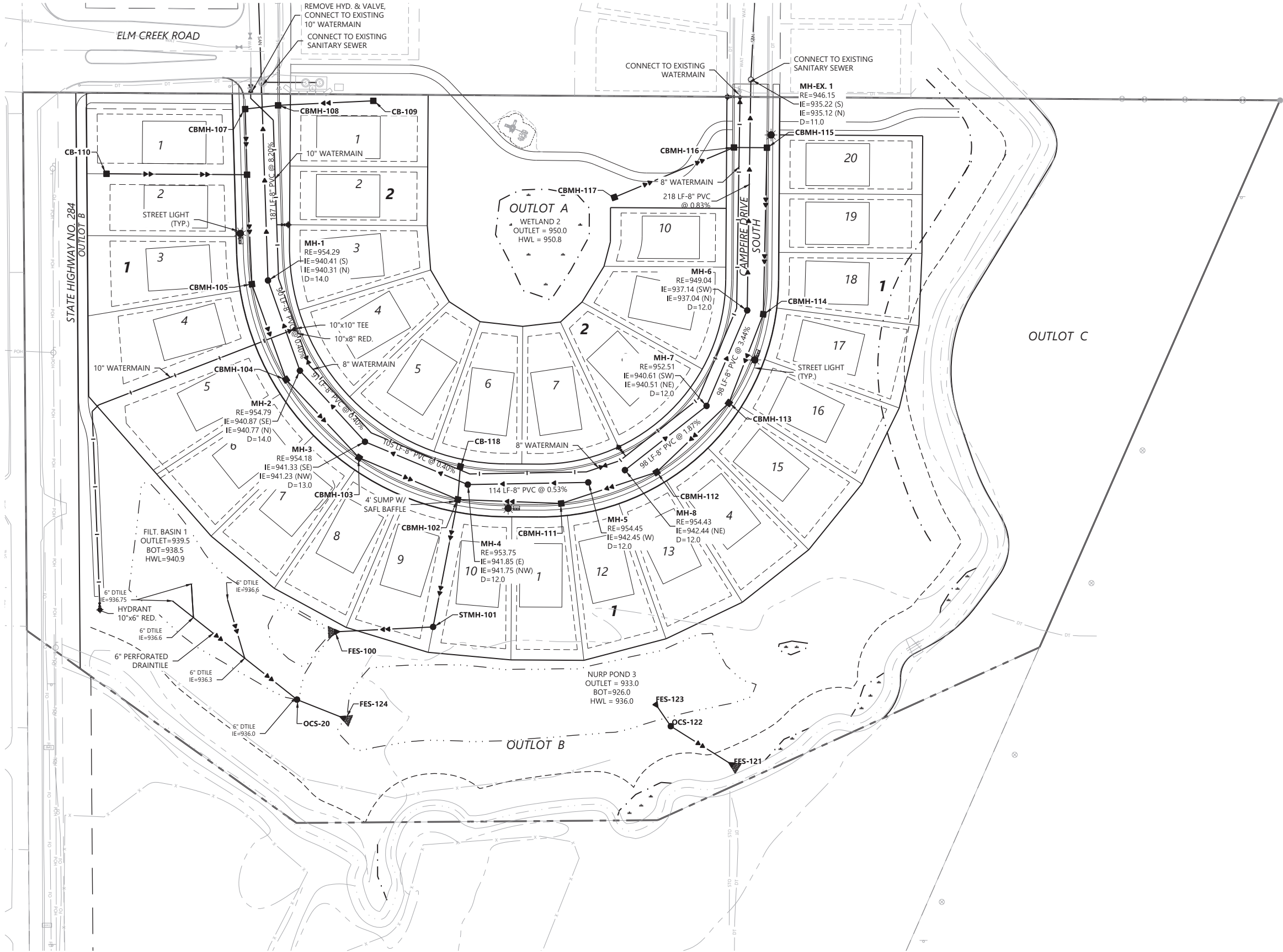
Woodland Creek 5TH ADDITION
WACONIA, MN

PRELIMINARY GRADING,
DRAINAGE, AND EROSION
CONTROL PLAN

PROJECT NUMBER: 0034315.00

SHEET NUMBER:
4 OF **15**

DATE: 05/12/22

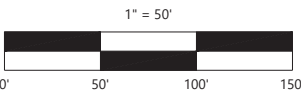


UTILITY LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		STORM SEWER
		DRAIN TILE
		WATER MAIN
		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 UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.
6. STREET LIGHTS SHALL BE TRADITIONAL LED, STYLE C WASHINGTON POLES, BLACK IN COLOR
7. NO CONSTRUCTION EQUIPMENT OR TRAFFIC MAY OCCUR ON ELM CREEK ROAD.



NOT FOR CONSTRUCTION

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

INITIAL ISSUE:	02/25/22
REVISIONS:	
	05/12/22 CITY AND WATERSHED COMMENTS

PREPARED FOR:

HartmanCommunities LLC
1750 TOWER BOULEVARD, SUITE 201
VICTORIA, MN 55386

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

CHRISTIAN H. FROEMKE
DATE: 05/12/22 LICENSE NO. 56208

Woodland Creek
5TH ADDITION
WACONIA, 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
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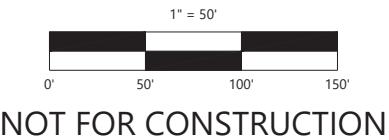
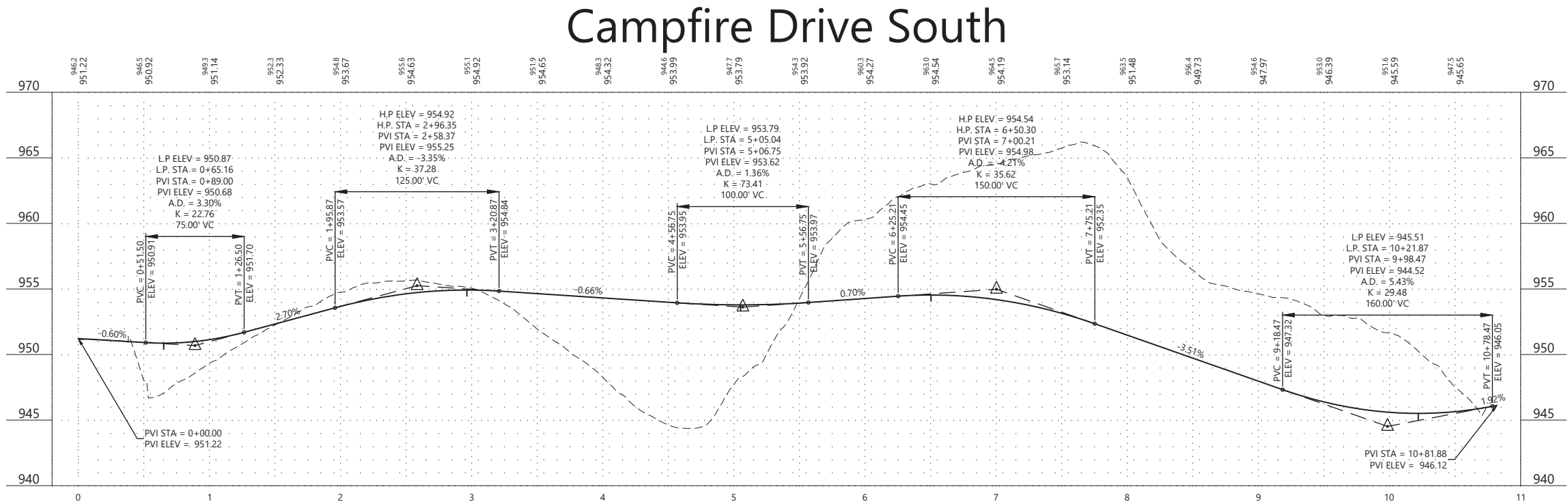
PRELIMINARY STREET &
UTILITY PLAN

PROJECT NUMBER: 0034315.00

SHEET NUMBER:

5 OF 15

DATE: 05/12/22



DESIGNED: TDD
CHECKED: CHF
DRAWN: TDD
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE:	02/25/22
REVISIONS:	
△	05/12/22 CITY AND WATERSHED COMMENTS
△	-
△	-
△	-
△	-

PREPARED FOR:

HartmanCommunities LLC
1750 TOWER BOULEVARD, SUITE 201
VICTORIA, MN 55386

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DATE: 05/12/22 LICENSE NO. 56208

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STREET PROFILE

PROJECT NUMBER: 0034315.00

SHEET NUMBER:

6 OF 15

DATE: 05/12/22

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

NOTES:

- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN ACCUMULATED TO 1/2 THE HEIGHT OF THE FABRIC OR MORE.
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
- ALL ENDS OF THE SILT FENCE SHALL BE WRAPPED UPSLOPE SO THE ELEVATION OF THE BOTTOM OF FABRIC IS HIGHER THAN "PONDING HEIGHT".
- "HEAVY DUTY" IS SAME AS MACHINE SLICED ONLY HAND INSTALLED.

MACHINE SLICED SILT FENCE (HEAVY DUTY)

LAST REVISED: 08/15/17
GD03

CONSTRUCTION ENTRANCE

NOTES:

- FILTER FABRIC SHALL BE PLACED UNDER ROCK/WOOD CHIPS TO STOP MUD MIGRATION THROUGH ROCK/WOOD CHIPS.
- WOODCHIPS USED FOR CONSTRUCTION ENTRANCES MUST BE 80% NOT LESS THAN 2-INCHES AND NOT MORE THAN 5-INCHES. NO CHIPPED-UP MANUFACTURED WOOD AND/OR CHEMICALLY TREATED IS ALLOWED.
- ENTRANCES MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCK OR WOODCHIPS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
- LENGTH AND WIDTH TO BE ADJUSTED FOR SITE CONDITIONS.

CONSTRUCTION ENTRANCE

LAST REVISED: 01/26/18
GD05

LOT BENCHING

NOTES:

- MATS/BANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICK AND GRASS.
- MATS/BANKETS SHALL HAVE GOOD SOIL CONTACT.
- LAY BANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL.
- DO NOT STRETCH.

LOT BENCHING

LAST REVISED: 08/15/17
GD07

TYPICAL SLOPE SOIL STABILIZATION
ISOMETRIC VIEW

WET SLOPE LINING

NOTES:

- MATS/BANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICK AND GRASS.
- MATS/BANKETS SHALL HAVE GOOD SOIL CONTACT.
- LAY BANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL.
- DO NOT STRETCH.

TEMPORARY EROSION BLANKETS
TURF REINFORCEMENT MATS FOR SLOPES

LAST REVISED: 08/15/17
GD21

TEMPORARY BIOROLL BLANKET SYSTEM
(DITCH APPLICATION)

NOTES:

- POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.
- MinDOT SPEC. 3889, TYPE 3

TEMPORARY BIOROLL BLANKET SYSTEM
(DITCH APPLICATION)

LAST REVISED: 08/15/17
GD23

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

SPECIFICATIONS AND STANDARDS:

AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION.

AWS STRUCTURAL WELDING CODE - STEEL D1.1-94.

29 CFR 1926 - OSHA SAFETY AND HEALTH STANDARDS

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD	N/A
SAFETY FACTOR	N/A
WATER FLOW RATE (THROUGH POLYESTER SLEEVE)	0.476 CFS @ 3" HEAD
MAXIMUM OVERFLOW RATE	2.14 CFS @ 15" HEAD

NOTE:
1. STREET CONTRACTOR TO INSTALL AFTER CURB & GUTTER IS INSTALLED. MAINTAIN UNTIL SITE IS STABILIZED.

ROAD DRAIN CG-23
"WIMCO" CURB INLET PROTECTION

LAST REVISED: 08/15/17
GD12

SILT FENCE RING ROCK BARRIER COMBINATION

NOTE:
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886 (2005 EDITION) FOR MACHINE SLICED.

SILT FENCE RING ROCK BARRIER COMBINATION

LAST REVISED: 08/15/17
GD15

OUTLET CONTROL STRUCTURE (OCS-20)
PROPOSED POND 1

NOTE:
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886 (2005 EDITION) FOR MACHINE SLICED.

OUTLET CONTROL STRUCTURE (OCS-20)
PROPOSED POND 1

LAST REVISED: 08/10/17
ST09

OUTLET CONTROL STRUCTURE (OCS-22)
PROPOSED POND 2

NOTE:
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886 (2005 EDITION) FOR MACHINE SLICED.

OUTLET CONTROL STRUCTURE (OCS-22)
PROPOSED POND 2

LAST REVISED: 08/10/17
ST09

FILTRATION BASIN DRAINTILE DETAIL

FILTRATION BASIN DRAINTILE DETAIL

VOLUME:
1. VOLUME REDUCTION IS CALCULATED AS 40% OF PONDING VOLUME.
2. IF NO VEGETATION IS PROVIDED, THE VOLUME CALCULATION IS LOWERED TO 50% OF ROCK VOLUME BELOW TILE.
3. TILE INVERT MUST BE 3 FT ABOVE DOWNSTREAM NWL, GROUNDWATER, BEDROCK, ETC.

WATER QUALITY:
1. FILTRATION IS CALCULATED AS 75% TP REMOVAL AND 90% TSS REMOVAL.

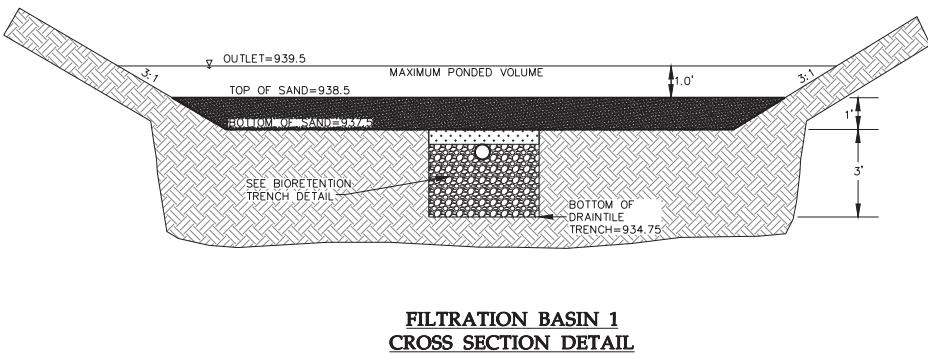
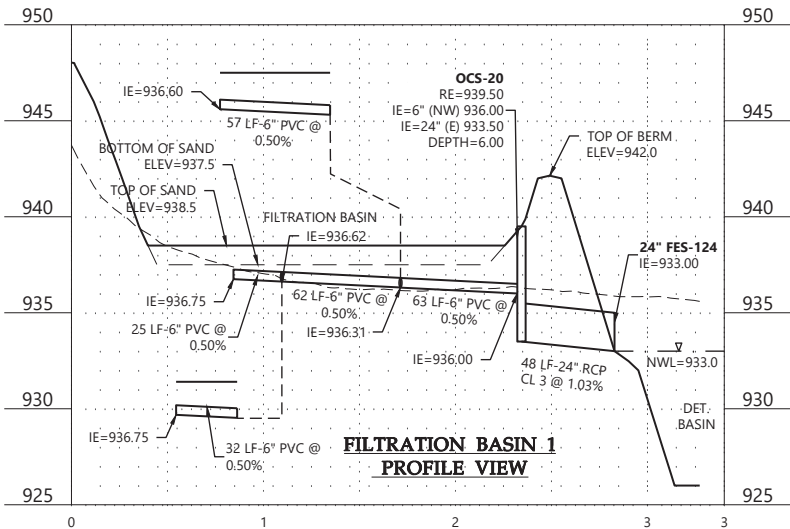
DRAWDOWN:
1. 48 HOUR DRAWDOWN OF BMPs IS REQUIRED TO DETERMINE LENGTH OF TRENCH NEEDED. USE FILTRATION RATE OF 50 CF OF PONDING VOLUME WILL PASS THROUGH ONE LINEAR FOOT OF 3" WIDE TRENCH, OR 17 CF OF PONDING VOLUME PER SF OF SURFACE AREA.

CARVER COUNTY

WENCK

BIORETENTION TRENCH

DEC 2016
DETAIL 1



#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																		
1	12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162	168	174	180	186	192	198	204	210	216	222	228	234	240	246	252	258	264	270	276	282	288	294	300	306	312	318	324	330	336	342	348	354	360	366	372	378	384	390	396	402	408	414	420	426	432	438	444	450	456	462	468	474	480	486	492	498	504	510	516	522	528	534	540	546	552	558	564	570	576	582	588	594	600	606	612	618	624	630	636	642	648	654	660	666	672	678	684	690	696	702	708	714	720	726	732	738	744	750	756	762	768	774	780	786	792	798	804	810	816	822	828	834	840	846	852	858	864	870	876	882	888	894	900	906	912	918	924	930	936	942	948	954	960	966	972	978	984	990	996	1000

SAFI Baffle Structure
STANDARD SUMP MANHOLE W/BAFFLE

SAFI Baffle

NOT FOR CONSTRUCTION

DESIGNED: TDD

CHECKED: CHF

DRAWN: TDD

HORIZONTAL SCALE: ###

VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 02/25/22

REVISIONS:

05/12/22	CITY AND WATERSHED COMMENTS

PREPARED FOR:

HartmanCommunities LLC

1750 TOWER BOULEVARD, SUITE 201
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CHRISTIAN H. FROEMKE

DATE: 05/12/22 LICENSE NO. 56208

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5TH ADDITION
WACONIA, MN

Westwood

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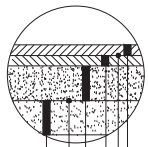
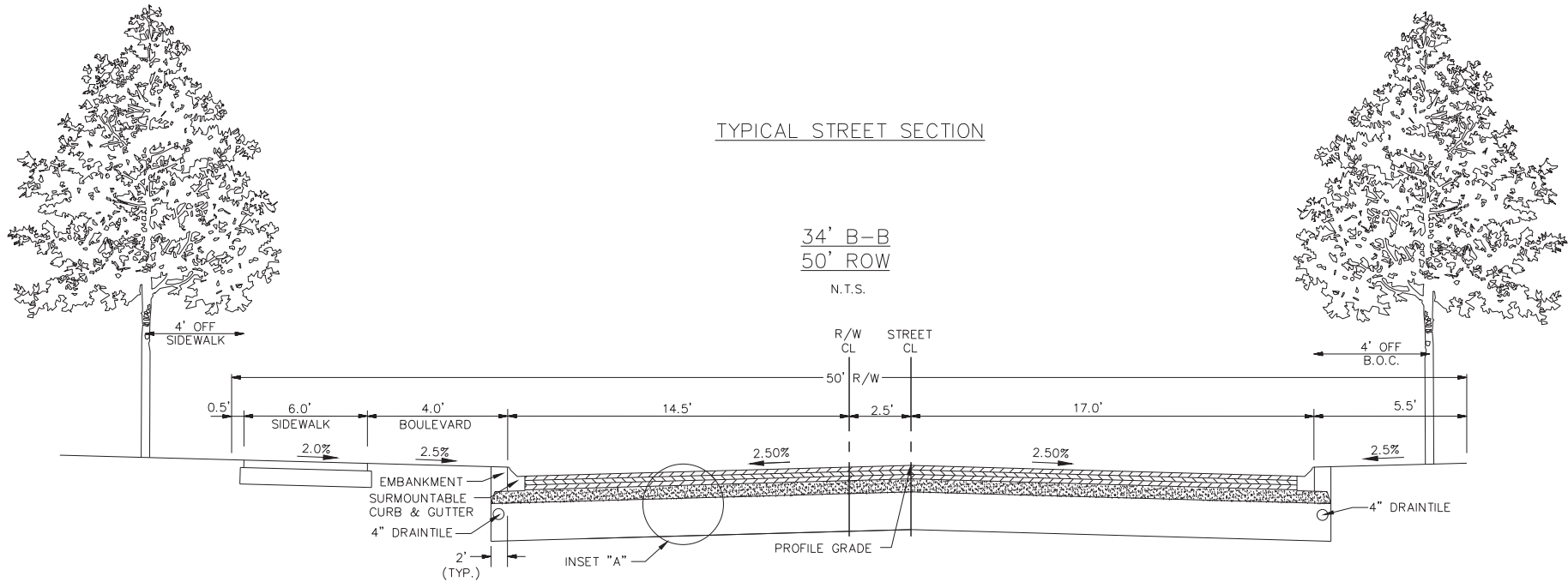
SHEET NUMBER:

7 OF **15**

DATE: 05/12/22

DETAILS

PROJECT NUMBER: 0034315.00

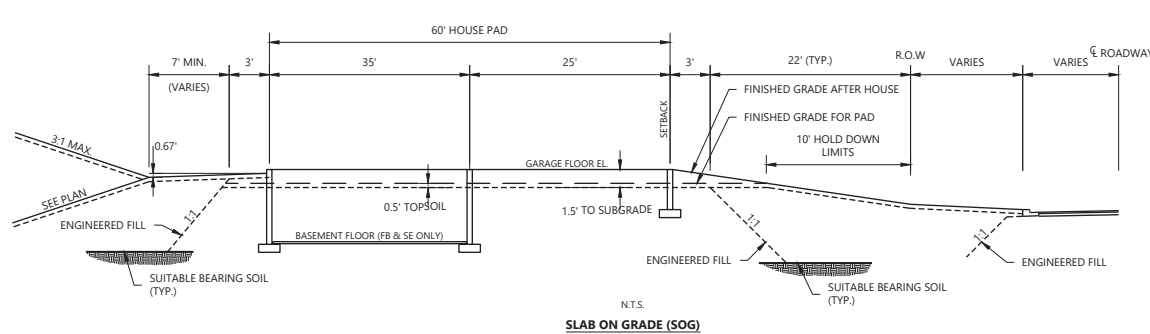
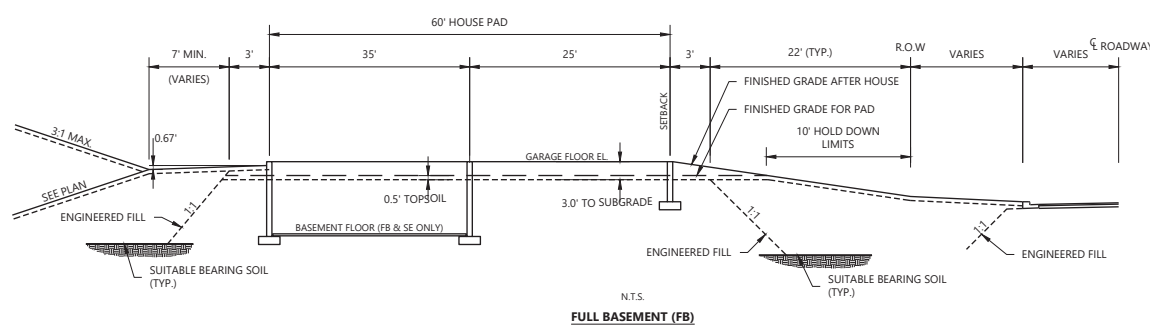
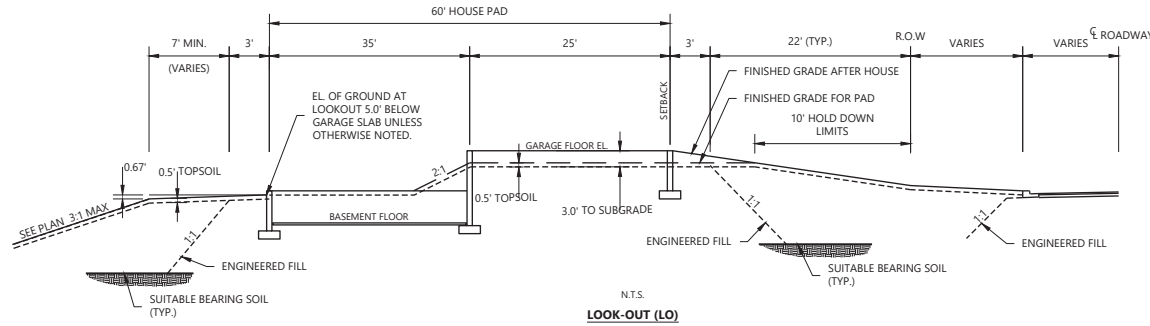
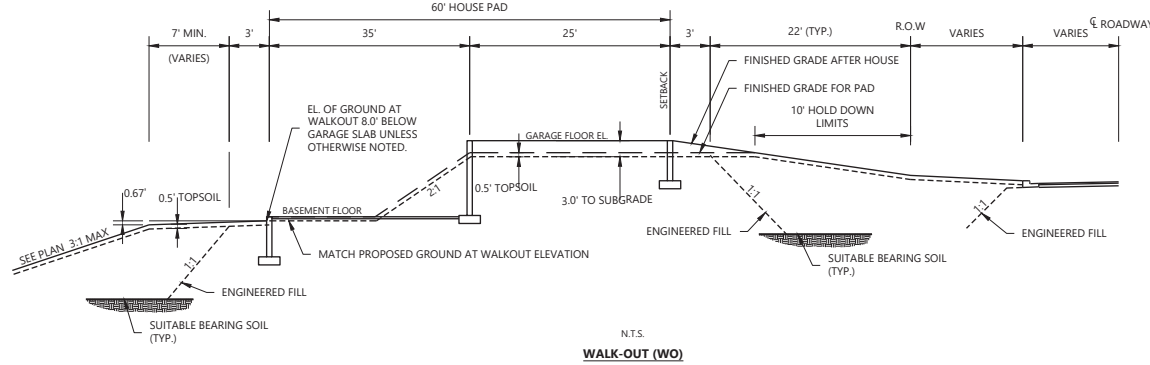


- 1.5" - BITUMINOUS WEARING COURSE (2360 SPWE240C)
- TACK COAT, MnDOT 2357
- 3.0" - BITUMINOUS NON WEARING COURSE (SPNWB230B)
- 9" AGGREGATE BASE CL. 5, MNDOT 2211
- GEOTEXTILE FABRIC MnDOT TYPE V (3733)
- COMPACTED SUBGRADE MNDOT SPEC 2105 AND 2112

INSET "A"
NO SCALE

HOLD DOWN DETAILS

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



NOT FOR CONSTRUCTION

DESIGNED:	TDD
CHECKED:	CHF
DRAWN:	TDD
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	02/25/22
REVISIONS:	
Δ	05/12/22 CITY AND WATERSHED COMMENTS
Δ	
Δ	
Δ	
Δ	

PREPARED FOR:

HartmanCommunities LLC
1750 TOWER BOULEVARD, SUITE 201
VICTORIA, MN 55386

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OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 05/12/22 LICENSE NO. 56208

Woodland Creek
5TH ADDITION
WACONIA, MN

Westwood

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

DETAILS

PROJECT NUMBER: 0034315.00

SHEET NUMBER:

8

OF

15

DATE: 05/12/22

TREE PRESERVATION REQUIREMENTS

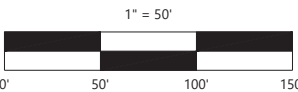
- SECTION 900.06, SUBD. 8
3. REMOVAL THRESHOLD
- a. DEVELOPMENTS IN RESIDENTIAL DISTRICTS MAY REMOVE OR DISTURB UP TO THIRTY (30) PERCENT OF THE TOTAL INCHES OF SIGNIFICANT TREES. ANY REMOVAL OR DISTURBANCE BEYOND THIS THRESHOLD SHALL REQUIRE REFORESTATION OR RESTITUTION.
- c. REASONABLE EFFORT SHALL BE MADE TO PRESERVE ALL SIGNIFICANT TREES DURING THE PLANNING PROCESS AND SITE DEVELOPMENT PROCESS. DISEASED TREES SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS ORDINANCE.
4. REFORESTATION/RESTITUTION REQUIREMENT
- IF A DEVELOPMENT EXCEEDS THE ALLOWABLE REMOVAL OR DISTURBANCE THRESHOLD SPECIFIED ABOVE, THE SUBDIVIDER SHALL EITHER REFOREST APPROPRIATE AREAS WITHIN THE SITE (OR OUTSIDE THE SITE IF APPROPRIATE LOCATIONS WITHIN THE SITE ARE NOT AVAILABLE) OR PAY RESTITUTION, OR PROVIDE A COMBINATION THEREOF. FOR EACH ONE (1.0) TREE INCH THAT IS REMOVED OR DISTURBED BEYOND THE THRESHOLD, THE SUBDIVIDER SHALL REPLANT ONE AND ONE-QUARTER (1.25) INCHES OF NEW TREES OR PROVIDE THE CITY WITH ONE HUNDRED TWENTY FIVE DOLLARS (\$125.00) IN RESTITUTION, PER INCH REMOVED BEYOND THE THRESHOLD.
6. REFORESTATION/RESTITUTION PLAN
- c. A REPLACEMENT TREE SHOWN ON A REFORESTATION PLAN MAY BE COUNTED AS A TREE UNDER THE CITY'S LANDSCAPING REGULATIONS, BUT ONLY IF THE REPLACEMENT TREE SATISFIES EVERY REQUIREMENT OF SECTION 900.07, SUBD. 2, AS TO LOCATION, TYPE, AND SIZE OF THE TREE. IN ALL OTHER CIRCUMSTANCES, TREES SHOWN ON A REFORESTATION PLAN SHALL BE IN ADDITION TO THOSE REQUIRED BY SECTION 900.07, SUBD. 2, OF THE CODE.

TREE INVENTORY CALCULATIONS

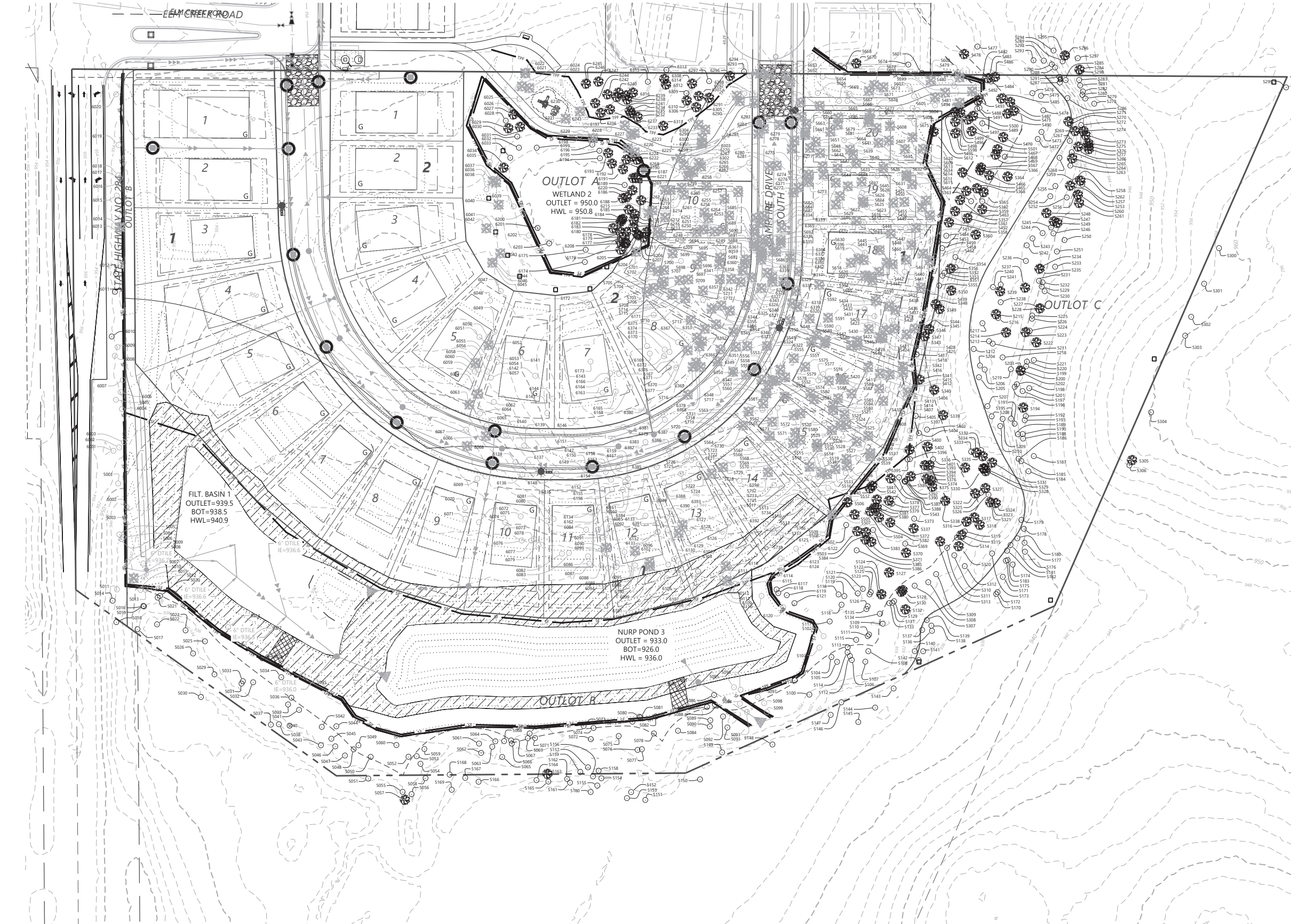
TREE REPLACEMENT CALCULATIONS	
TOTAL HEALTHY CALIPER INCHES ON SITE	9480.0 DBH IN
TOTAL CALIPER INCHES SAVED	4215.0 DBH IN
(less) EXEMPT INCHES SAVED	2886.0 DBH IN
NET CALIPER INCHES SAVED	1329.0 DBH IN
TOTAL CALIPER INCHES REMOVED	5467.0 DBH IN
(less) EXEMPT INCHES REMOVED	3034.0 DBH IN
NET CALIPER INCHES REMOVED	2433.0 DBH IN
30% ALLOWABLE TREE REMOVAL RESIDENTIAL REMOVAL LIMIT	1128.6 DBH IN
EXCESS TREE REMOVAL	1304.4 DBH IN
TREE REFORESTATION REQUIREMENT RATE: 1.25"/1" EXCESS REMOVAL	1630.5 DBH IN
TREE REPLACEMENT REQUIRED REPLACEMENT TREES: 2.5 CAL IN.	652 TREES

LEGEND

- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING INSIGNIFICANT TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES EXISTING INSIGNIFICANT TREE TO BE REMOVED
- DENOTES TREE PROTECTION FENCE



NOT FOR CONSTRUCTION



DESIGNED:	TDD
CHECKED:	CHF
DRAWN:	TDD
HORIZONTAL SCALE:	50.000061"
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	02/25/22
REVISIONS:	
△ 05/12/22	CITY AND WATERSHED COMMENTS
△	
△	
△	
△	

PREPARED FOR:

HartmanCommunities LLC

1750 TOWER BOULEVARD, SUITE 201
VICTORIA, MN 55386

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COREY MEYER
DATE: 05/12/22 LICENSE NO. 26971

Woodland Creek
5TH ADDITION
WACONIA, MN

Westwood

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

TREE PRESERVATION
PLAN

PROJECT NUMBER: 0034315.00

SHEET NUMBER:
9 OF 15

DATE: 05/12/22

WOODLAND CREEK 5TH ADDITION

DATE: 05/12/22

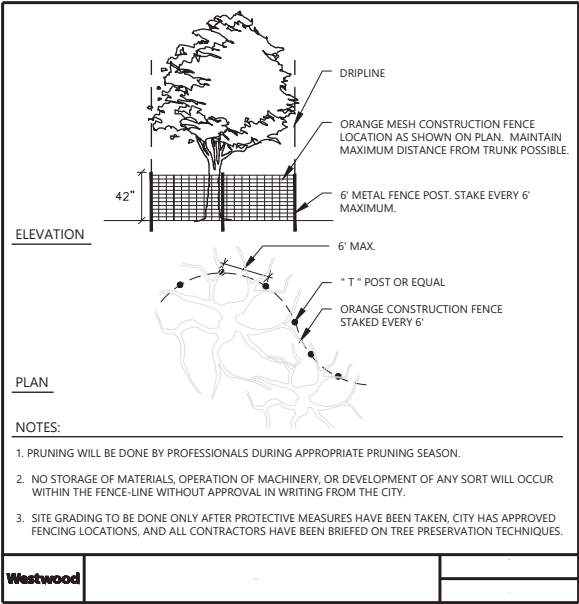
WOODLAND CREEK 5TH ADDITION

DATE: 05/12/22

WOODLAND AND CREEK 5TH ADDITIONDATE: 05/12/22

TAG ID	SPECIES	SIZE (DBH)	MULTI	NOTES	CITY INFSTR	EXEMPT	STATUS	TAG ID	SPECIES	SIZE (DBH)	MULTI	NOTES	CITY INFSTR	EXEMPT	STATUS
6236	Red Oak	14			Y	City Infrastructure	Saved	6317	Red Oak	9					Removed
6237	Red Oak	9			Y	City Infrastructure	Saved	6318	Unkown Deciduous	6					Removed
6238	Red Oak	6			Y	City Infrastructure	Saved	6319	Red Oak	6					Removed
6239	Red Oak	8	x		Y	City Infrastructure	Saved	6320	Red Oak	8					Removed
6240	Red Oak	7			Y	City Infrastructure	Saved	6321	Red Oak	7					Removed
6241	Red Oak	6			Y	City Infrastructure	Saved	6322	Red Oak	54					Removed
6242	Red Oak	7			Y	City Infrastructure	Saved	6323	Red Oak	52					Removed
6243	Siberian Elm	7			Y	Non-significant	Removed	6324	Siberian Elm	8			Non-significant		Removed
6244	Aspen	6			Y	Non-significant	Saved	6325	Red Oak	6			Non-significant		Removed
6245	Red Oak	7			Y	City Infrastructure	Saved	6326	Green and White Ash	9			Non-significant		Removed
6246	Green and White Ash	7			Y	Non-significant	Saved	6327	Red Oak	10					Removed
6247	Red Oak	14			Y	City Infrastructure	Saved	6328	Red Oak	6					Removed
6248	Red Oak	7					Removed	6329	Red Oak	8					Removed
6249	Boxelder	6				Non-significant	Removed	6330	Red Oak	7					Removed
6250	Red Oak	6					Removed	6331	Red Oak	7					Removed
6251	Red Oak	7					Removed	6332	Red Oak	6					Removed
6252	Red Oak	8					Removed	6333	Siberian Elm	6			Non-significant		Removed
6253	Red Oak	10					Removed	6334	Red Oak	7					Removed
6254	Red Oak	9					Removed	6335	Red Oak	6					Removed
6255	Red Oak	9					Removed	6336	Red Oak	10					Removed
6256	Green and White Ash	6				Non-significant	Removed	6337	Red Oak	11					Removed
6257	Red Oak	7					Removed	6338	Red Oak	7					Removed
6258	Green and White Ash	6			Y	Non-significant	Removed	6339	Red Oak	6					Removed
6259	Red Oak	8					Removed	6340	Siberian Elm	15			Non-significant		Removed
6260	Eastern Red Cedar	14				Non-significant	Removed	6341	Siberian Elm	9			Non-significant		Removed
6261	Red Oak	13					Removed	6342	Red Oak	6					Removed
6262	Red Oak	10					Removed	6343	Red Oak	6					Removed
6263	Red Oak	8					Removed	6344	Red Oak	9					Removed
6264	Red Oak	10					Removed	6345	Red Oak	6					Removed
6265	Red Oak	9			Y	City Infrastructure	Removed	6346	Red Oak	6					Removed
6266	Red Oak	11			Y	City Infrastructure	Removed	6347	Red Oak	8					Removed
6267	Red Oak	9			Y	City Infrastructure	Removed	6348	Green and White Ash	6			Non-significant		Removed
6268	Red Oak	6			Y	City Infrastructure	Removed	6349	Red Oak	10					Removed
6269	Red Oak	6					Removed	6350	Red Oak	7	x				Removed
6270	Red Oak	7			Y	City Infrastructure	Removed	6351	Red Oak	12					Removed
6271	Red Oak	8					Removed	6352	Red Oak	8					Removed
6272	Red Oak	7					Removed	6353	Red Oak	7					Removed
6273	Red Oak	8					Removed	6354	Red Oak	7					Removed
6274	Red Oak	7					Removed	6355	Red Oak	7					Removed
6275	Red Oak	13					Removed	6356	Red Oak	6					Removed
6276	Siberian Elm	8				Non-significant	Removed	6357	Red Oak	7					Removed
6277	Siberian Elm	20	x			Non-significant	Removed	6358	Red Oak	8					Removed
6278	Red Oak	14					Removed	6359	Green and White Ash	16			Non-significant		Removed
6279	Red Oak	11					Removed	6360	Red Oak	6					Removed
6280	Red Oak	6					Removed	6361	Red Oak	6					Removed
6281	Red Oak	7	x				Removed	6362	Red Oak	6					Removed
6282	Green and White Ash	6			Y	Non-significant	Removed	6363	Red Oak	6					Removed
6283	Sugar Maple	12	x				Removed	6364	Red Oak	7					Removed
6284	Hackberry	14					Removed	6365	Red Oak	9					Removed
6285	Sugar Maple	6					Removed	6366	Red Oak	10					Removed
6286	Red Oak	8					Removed	6367	Red Oak	7					Removed
6287	Green and White Ash	11				Non-significant	Removed	6368	Red Oak	6					Removed
6288	Green and White Ash	6			Y	Non-significant	Removed	6369	Red Oak	7					Removed
6289	Red Oak	6			Y	City Infrastructure	Removed	6370	Green and White Ash	11			Non-significant		Removed
6290	Red Oak	10			Y	City Infrastructure	Removed	6371	Boxelder	9			Non-significant		Removed
6291	Red Oak	9			Y	City Infrastructure	Removed	6372	Green and White Ash	11			Non-significant		Removed
6292	Green and White Ash	8			Y	Non-significant	Removed	6373	Boxelder	6			Non-significant		Removed
6293	Green and White Ash	7				Offsite, Non-significant	Saved	6374	Siberian Elm	6			Non-significant		Removed
6294	Green and White Ash	13			Y	Non-significant	Removed	6375	Green and White Ash	8	x		Non-significant		Removed
6295	Red Oak	7					Removed	6376	Green and White Ash	6			Non-significant		Removed
6296	Red Oak	12			Y	City Infrastructure	Saved	6377	Red Oak	8					Removed
6297	Eastern Red Cedar	10			Y	Non-significant	Saved	6378	Red Oak	6					Removed
6298	Red Oak	8			Y	City Infrastructure	Removed	6379	Eastern Red Cedar	7			Non-significant		Removed
6299	Red Oak	12			Y	City Infrastructure	Removed	6380	Green and White Ash	6	x		Non-significant		Removed
6300	Red Oak	10			Y	City Infrastructure	Removed	6381	Boxelder	6	x		Non-significant		Removed
6301	Red Oak	6			Y	City Infrastructure	Removed	6382	Green and White Ash	7			Non-significant		Removed
6302	Red Oak	12			Y	City Infrastructure	Removed	6383	Boxelder	7			Non-significant		Removed
6303	Red Oak	7			Y	City Infrastructure	Removed	6384	Green and White Ash	7			Non-significant		Removed
6304	Red Oak	8			Y	City Infrastructure	Removed	6385	Siberian Elm	8			Non-significant		Removed
6305	Red Oak	6			Y	City Infrastructure	Removed	6386	Green and White Ash	7			Non-significant		Removed
6306	Red Oak	7			Y	City Infrastructure	Saved	6387	Green and White Ash	9			Non-significant		Removed
6307	Red Oak	10					Saved	6388	Green and White Ash	8	x		Non-significant		Removed
6308	Red Oak	9			Y	City Infrastructure	Saved	6389	Siberian Elm	7			Non-significant		Removed
6309	Green and White Ash	6			Y	Non-significant	Saved	6390	Green and White Ash	6			Non-significant		Removed
6310	Red Oak	6			Y	City Infrastructure	Saved	6391	Green and White Ash	6			Non-significant		Removed
6311	Bur Oak	42			Y	City Infrastructure	Saved	6392	Green and White Ash	7			Non-significant		Removed
6312	Red Oak	8			Y	City Infrastructure	Saved	6393	Boxelder	7			Non-significant		Removed
6313	Eastern Red Cedar	6				Offsite, Non-significant	Saved	6394	Siberian Elm	10			Non-significant		Removed
6314	Red Oak	6			Y	City Infrastructure	Saved								
6315	Eastern Red Cedar	7	x		Y	Non-significant	Saved								
6316	Red Oak	6			Y	City Infrastructure	Saved								

TREE PROTECTION DETAIL



DESIGNED: TDD
CHECKED: CHF
DRAWN: TDD
HORIZONTAL SCALE: #####
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 02/25/22
REVISIONS:
△ 05/12/22 CITY AND WATERSHED COMMENTS
△
△
△
△

PREPARED FOR:
HartmanCommunities, LLC
1750 TOWER BOULEVARD, SUITE 201
VICTORIA, MN 55386

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
COREY MEYER
DATE: 05/12/22 LICENSE NO. 26971

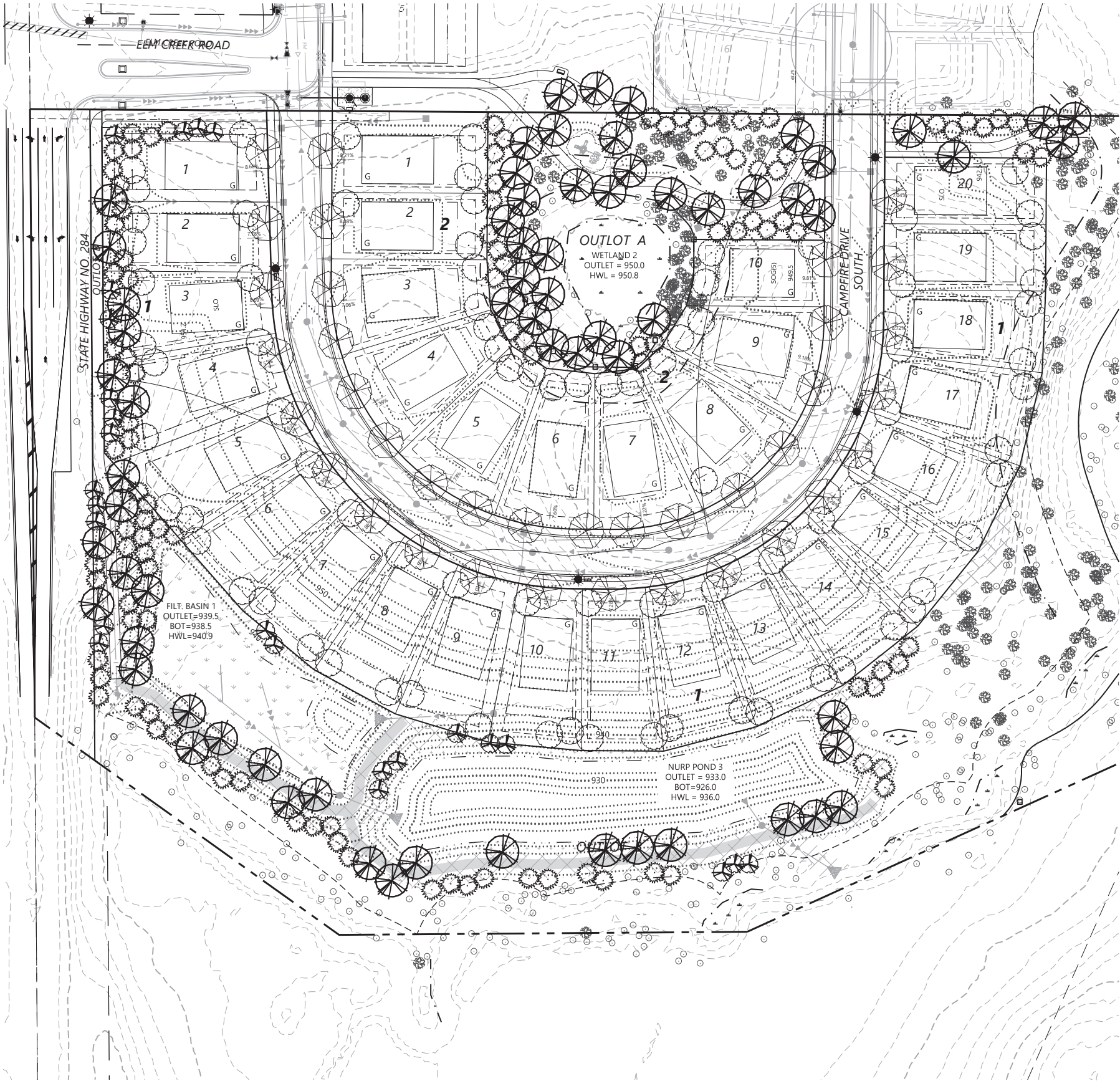
Westwood
Woodland Creek
5TH ADDITION
WACONIA, MN

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.

TREE PRESERVATION
DATA & DETAILS

PROJECT NUMBER: 0034315.00

SHEET NUMBER:
13 OF 15
DATE: 05/12/22



PRELIMINARY PLANT SCHEDULE

CODE	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
LARGE OVERSTORY TREES				
SGM	Sienna Glen Maple / <i>Acer x freemanii</i> 'Sienna'	2.5" BB	AS SHOWN	H 40'-50' W 35'-40'
FFM	Fall Fiesta Maple / <i>Acer saccharum</i> 'Baista'	2.5" BB	AS SHOWN	H 50'-75' W 50'
SKH	Skyline Honeylocust / <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	2.5" BB	AS SHOWN	H 50' W 30'-35'
REO	Red Oak / <i>Quercus rubra</i>	2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
BUR	Bur Oak / <i>Quercus macrocarpa</i>	2.5" BB	AS SHOWN	H 70'-80' W 70'-80'
SWO	Swamp White Oak / <i>Quercus bicolor</i>	2.5" BB	AS SHOWN	H 50'-60' W 40'
PRE	Princeton Elm / <i>Ulmus americana</i> 'Princeton'	2.5" BB	AS SHOWN	H 60'-80' W 40'-60'
ACE	Accolade Elm / <i>Ulmus japonica x wilsoniana</i> 'Morton'	2.5" BB	AS SHOWN	H 70' W 40'-50'
REL	Redmond Linden / <i>Tilia americana</i> 'Redmond'	2.5" BB	AS SHOWN	H 40'-60' W 30'
FYL	Frontyard Linden / <i>Tilia americana</i> 'Frontyard'	2.5" BB	AS SHOWN	H 60'-70' W 30'-40'
HAK	Hackberry / <i>Celtis occidentalis</i>	2.5" BB	AS SHOWN	H 50'-75' W 50'
RVB	River Birch / <i>Betula nigra</i>	12" HT., BB CLUMP	AS SHOWN	H 40'-60' W 30'-40'
SMALL OVERSTORY TREES				
SSC	Spring Snow Crab / <i>Malus</i> 'Spring Snow'	1.5" BB	AS SHOWN	H 20' W 20'
QUA	Quaking Aspen / <i>Populus tremuloides</i>	1.5" BB	AS SHOWN	H 30'-40' W 20'
ABS	Autumn Brilliance Serviceberry / <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	8" HT., BB CLUMP	AS SHOWN	H 20'-25' W 15'-18'
WSB	Whitespire Birch / <i>Betula populifolia</i> 'Whitespire'	6" HT., BB CLUMP	AS SHOWN	H 40'-45' W 30'
JTL	Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	10" HT., BB CLUMP	AS SHOWN	H 25'-30' W 20'-25'
EVERGREEN TREES				
BHS	Black Hills Spruce / <i>Picea glauca densata</i>	6" HT., BB	AS SHOWN	H 35'-45' W 20'-25'
NOS	Norway Spruce / <i>Picea abies</i>	6" HT., BB	AS SHOWN	H 50'-70' W 25'-30'
WHP	White Pine / <i>Pinus strobus</i>	6" HT., BB	AS SHOWN	H 50'-80' W 25'-40'
POP	Ponderosa Pine / <i>Pinus ponderosa</i>	6" HT., BB	AS SHOWN	H 60'-80' W 25'-30'
BAF	Balsam Fir / <i>Abies balsamea</i>	6" HT., BB	AS SHOWN	H 50' W 20'-25'
CCF	Concolor Fir / <i>Abies concolor</i>	6" HT., BB	AS SHOWN	H 40'-50' W 15'-30'

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
YARD AND BUFFER TREE SPECIES TO BE DETERMINED BY BUILDER/DEVELOPER. SPECIES ARE TO COME FROM APPROVED LIST ABOVE.

LANDSCAPE REQUIREMENTS

OVERALL TREE REQUIREMENTS:	592 TREES
TREE PRESERVATION REQUIREMENTS:	652 TREES
*SEE TREE PRESERVATION PLAN SHEET FOR CALCULATIONS, TREES TO BE HARDWOOD TREES 2.5 CAL IN	
SINGLE FAMILY LANDSCAPE REQUIREMENTS:	(LESS) 60 TREES
*TWO OVERSTORY TREES PER LOT (TREE PRESERVATION REQUIREMENTS TO SUPERCEDE AND COUNT TOWARD LANDSCAPE REQUIREMENTS)	

LANDSCAPE PROVISIONS

TOTAL LANDSCAPING PROVIDED:	320 TREES
* STREET TREES (BY BUILDER):	37 TREES
* FUTURE YARD TREES (BY BUILDER):	83 TREES
* LARGE BUFFER OVERSTORY TREES (BY DEVELOPER):	67 TREES
* BUFFER EVERGREEN TREES (BY DEVELOPER):	108 TREES
* SMALL BUFFER OVERSTORY TREES (BY DEVELOPER):	25 TREES

NATIVE SEEDING LEGEND

DENOTES MESIC PRAIRIE
SOUTHEAST NATIVE MIX (35-641)
TOTAL AREA (1.02 AC)

DENOTES WET MEADOW SOUTH &
WEST NATIVE MIX (34-271)
TOTAL AREA (0.32 AC)

DENOTES STORMWATER SOUTH &
WEST NATIVE MIX (33-261)
TOTAL AREA (0.26 AC)

* ALL STREET BOULEVARDS TO BE SODDED.
* ALL DISTURBED AREAS TO BE SODDED
UNLESS NOTED OTHERWISE.

NOTES:

- STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
- TREES SHALL BE PLANTED 4' FROM BACK OF CURB (OR 4' BEHIND SIDEWALKS OR TRAILS WHERE APPLICABLE) IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
- NO PLANTINGS WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL TREES USED IN SITE DEVELOPMENT SHALL BE INDIGENOUS TO THE APPROPRIATE HARDINESS ZONE AND PHYSICAL CHARACTERISTICS OF THE SITE.
- ALL DECIDUOUS TREES PROPOSED TO SATISFY THE MINIMUM REQUIREMENTS OF THE POLICY SHALL BE LONG LIVED HARDWOOD SPECIES.
- THE COMPLEMENT OF TREES FULFILLING THE REQUIREMENTS OF THIS POLICY SHALL BE NOT LESS THAN 25% DECIDUOUS AND NOT LESS THAN 33% CONIFEROUS. PROPOSED LANDSCAPE PLAN PROVIDES 66.25% DECIDUOUS TREES AND 33.75% CONIFEROUS TREES FULFILLING REQUIREMENT.

PLANT SYMBOL LEGEND

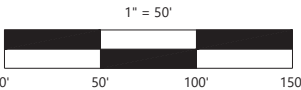
LARGE OVERSTORY
STREET TREE (BY BUILDER)

FUTURE DECIDUOUS
YARD TREE (BY BUILDER)

LARGE OVERSTORY
BUFFER TREE
(BY DEVELOPER)

BUFFER
EVERGREEN TREE
(BY DEVELOPER)

SMALL
OVERSTORY TREES
(BY DEVELOPER)



NOT FOR CONSTRUCTION

DESIGNED:	TDD
CHECKED:	CHF
DRAWN:	TDD
HORIZONTAL SCALE:	49.999986"
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	02/25/22
REVISIONS:	
△	05/12/22 CITY AND WATERSHED COMMENTS
△	
△	
△	
△	

PREPARED FOR:
HartmanCommunities LLC
1750 TOWER BOULEVARD, SUITE 201
VICTORIA, MN 55386

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

COREY MEYER
DATE: 05/12/22 LICENSE NO. 26971

Woodland Creek
5TH ADDITION
WACONIA, 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 LANDSCAPE
PLAN

PROJECT NUMBER: 0034315.00

SHEET NUMBER:

14 OF 15

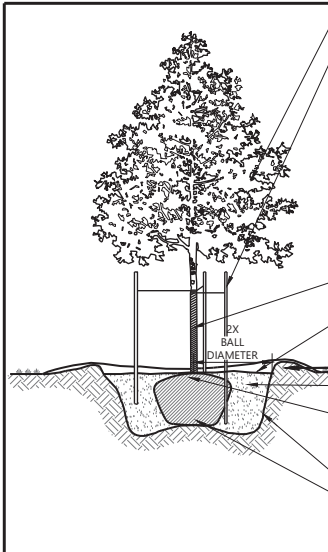
DATE: 05/12/22

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PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON 8B MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO BE EXISTING TOP SOIL FROM SITE AND ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (COMMON TOPSOIL BORROW), FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. ALL GRASS AND VEGETATIVE PLANTINGS SHALL OCCUR OVER A MINIMUM 6" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

PLANTING DETAILS



PRUNE OUT MISDIRECTED BRANCHES. PROVIDE ONE CENTRAL LEADER.

GUYING AND STAKING, AS REQUIRED, FOR ONE (1) YEAR ON ALL DECIDUOUS AND CONIFEROUS TREES.

TOP STAKES 5' ABOVE GROUND (MAX.) OR TO FIRST BRANCH. BOTTOM OF STAKE 3' (MIN.) BELOW GROUND.

STAKING POSTS TO BE 2"x2" STAINED WOOD OR PAINTED STEEL DELINEATOR POSTS. PLACE 3 POSTS EQUIDISTANT AROUND AND OUTSIDE ROOT BALL.

SECURE TREE TO POSTS WITH 16" LONG POLYPROPYLENE OR POLYETHYLENE, 40 MIL., 1.5" WIDE STRAP.

TREE WRAP MATERIAL FROM GROUNDLINE UPWARD TO FIRST BRANCHES, AS REQUIRED.

PLACE MULCH, DEPTH AS SPECIFIED, OVER PLANT PITS - DO NOT PILE AGAINST TRUNK.

FORM 3" DEEP WATERING BASIN.

BACKFILL PLANT PIT WITH SPECIFIED BACKFILL SOIL.

REFER TO AMERICAN STANDARD FOR NURSERY STOCK FOR MINIMUM BALL SIZE. ROOT FLARE TO BE PLANTED AT OR NEAR FINISHED GROUNDLINE.

SCARIFY SIDES AND BOTTOM OF HOLE.

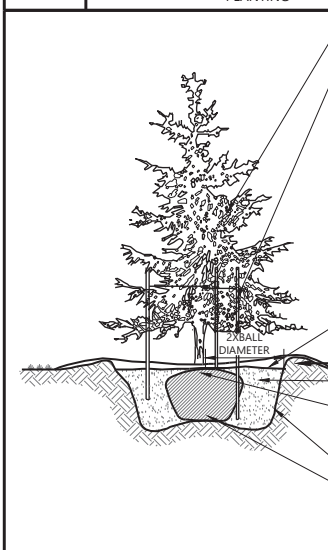
SET ROOT BALL ON UNDISTURBED SUBSOIL OR COMPACTED SOIL. MOUND MATCHING TREES NATURAL GROUNDLINE WITH FINISHED SITE GRADE.

N.T.S.

Westwood

DECIDUOUS TREE PLANTING

LAST REVISED: 10/19/18
LA28



PRUNE OUT MISDIRECTED BRANCHES. PROVIDE ONE CENTRAL LEADER.

GUYING AND STAKING, AS REQUIRED, FOR ONE (1) YEAR ON ALL DECIDUOUS AND CONIFEROUS TREES.

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SCARIFY SIDES AND BOTTOM OF HOLE.

SET ROOT BALL ON UNDISTURBED SUBSOIL OR COMPACTED SOIL. MOUND MATCHING TREES NATURAL GROUNDLINE WITH FINISHED SITE GRADE.

N.T.S.

Westwood

EVERGREEN TREE PLANTING

LAST REVISED: 10/19/18
LA29

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

NOT FOR CONSTRUCTION

DESIGNED: TDD
CHECKED: CHF
DRAWN: TDD
HORIZONTAL SCALE: #####
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 02/25/22
REVISIONS:
Δ 05/12/22 CITY AND WATERSHED COMMENTS
Δ
Δ
Δ
Δ

PREPARED FOR:
HartmanCommunities LLC
1750 TOWER BOULEVARD, SUITE 201
VICTORIA, MN 55386

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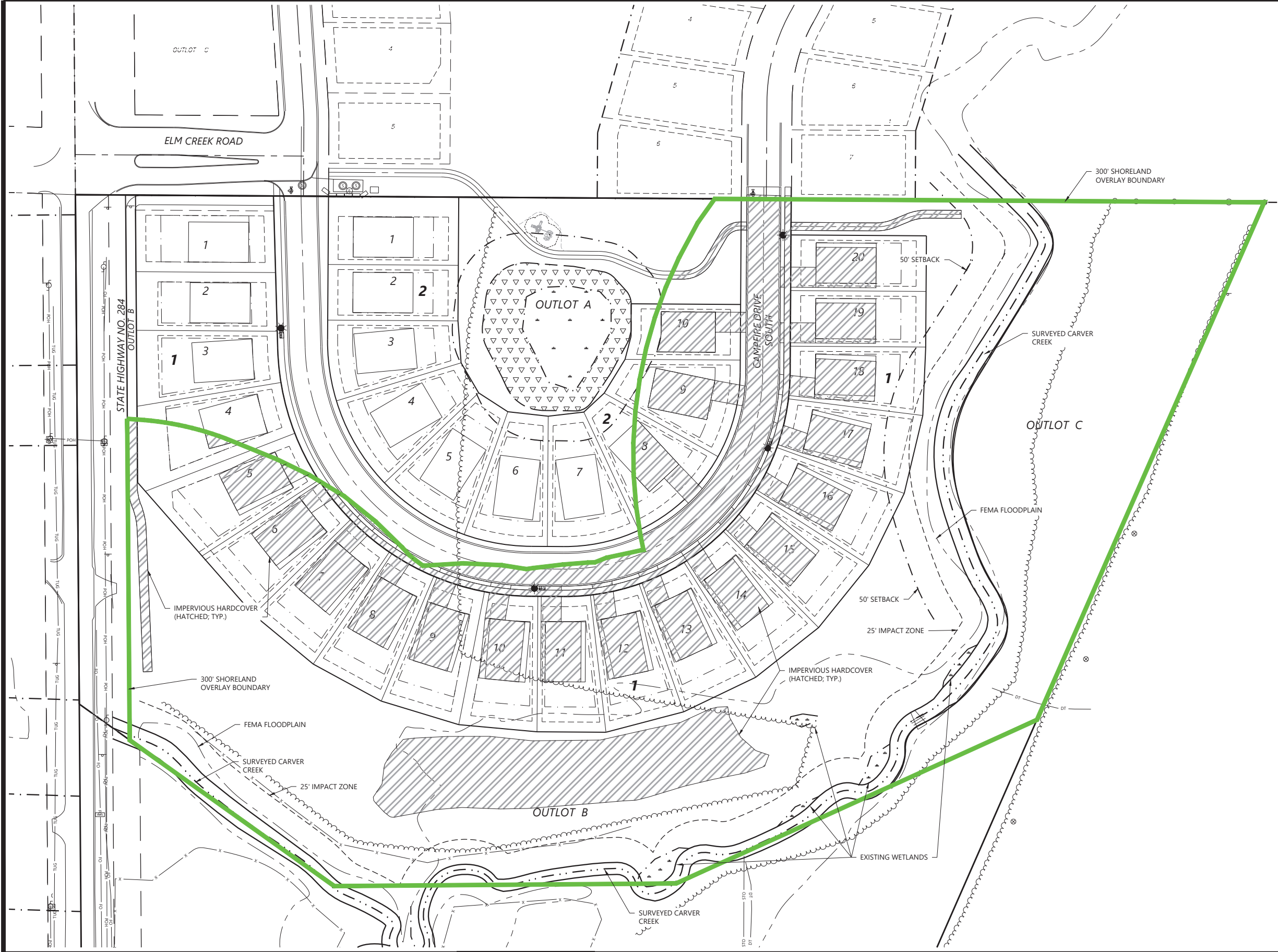
Woodland Creek
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Westwood Professional Services, Inc.

LANDSCAPE NOTES &
DETAILS

PROJECT NUMBER: 0034315.00

SHEET NUMBER:
15 OF 15
DATE: 05/12/22



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

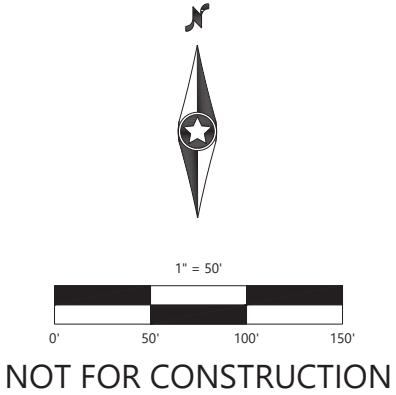
SHORELAND PUD DENSITY ANALYSIS

SHORELAND OVERLAY DISTRICT (300' FROM CARVER CREEK):

GROSS SHORELAND AREA:	10.36 AC
EXISTING WETLANDS:	0.05 AC
NET DEVELOPABLE AREA:	10.31 AC (449,104 sf)
SINGLE RESIDENTIAL LOT SIZE	22,500 sf (75' w X 300' tier depth)
TOTAL ALLOWED DENSITY:	20 LOTS (449,104 sf / 22,500 sf)
TOTAL PROPOSED DENSITY:	19 LOTS

SHORELAND IMPERVIOUS COVERAGE ANALYSIS

GROSS SHORELAND AREA:	10.36 AC
EXISTING WETLANDS:	0.05 AC
NET DEVELOPABLE AREA:	10.31 AC (449,104 sf)
ALLOWED IMPERVIOUS COVERAGE:	25%
TOTAL ALLOWED IMPERVIOUS:	112,276 sf (25%)
TOTAL PROPOSED IMPERVIOUS:	107,751 sf (24%)
Public Streets, Sidewalks, & Trails	27,128 sf
Houses & Driveways	55,772 sf
Stormwater Pond (NWL)	24,851 sf



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

INITIAL ISSUE: _____
REVISIONS: _____

PREPARED FOR:
HartmanCommunities LLC
1750 TOWER BOULEVARD, SUITE 201
VICTORIA, MN 55386

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
DATE: 05/12/22 LICENSE NO. _____

Woodland Creek
5TH ADDITION
WACONIA, 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.

SHORELAND EXHIBIT

PROJECT NUMBER: 0034315.00

SHEET NUMBER: _____
OF _____
DATE: 05/12/22

6120.3800 PLANNED UNIT DEVELOPMENT.

Subpart 1. **Scope of planned unit development provisions.** Local governments must consider incorporating, with approval of the commissioner, provisions into shoreland management controls to allow planned unit developments. The provisions may allow planned unit developments for new projects on undeveloped land, redevelopment of previously built sites, or conversions of existing buildings and land. The provisions must be consistent with standards in this part. During the period between adoption of parts 6120.2500 to 6120.3900 and adoption of local government official controls meeting the planned unit development standards in part 6120.3800, preliminary plans for each planned unit development must be reviewed for consistency with part 6120.3800 and approved by the commissioner before final local government approval.

Subp. 2. **Land use district designation.** If local governments allow planned unit developments, the land use districts in which they are an allowable conditional use must be identified in their official controls and on a zoning map. Designation of the districts must be based on consideration of the criteria in part 6120.3200 and the following criteria:

- A. existing recreational use of the surface waters and likely increases in use associated with planned unit developments;
- B. physical and aesthetic impacts of increased density;
- C. suitability of lands for the planned unit development approach;
- D. level of current development in the area; and
- E. amounts and types of ownership of undeveloped lands.

Expansions to existing commercial planned unit developments involving up to six dwelling units or sites, unless the density determined under subpart 6, item A is exceeded, may be allowed as permitted uses under standards developed by local units of government. The date of effect of official controls adopted by each local government under this part must be the base date for determination of expansions. Expansions exceeding these limits must be processed as conditional uses and meet the standards in this part.

Subp. 3. **Information requirements.** Provisions for submission of adequate information by project proponents must be included in official controls. The provisions must include at least the following:

- A. a site plan for the project showing property boundaries, surface water features, existing and proposed structures, sewage treatment systems, topographic contours at ten-foot intervals or less, and other facilities; and
- B. documents that explain how the project is designed and will function. These ordinarily include covenants that require membership in a property owners association,

various easements, a concept statement describing the project, floor plans for structures, and various other drawings or plans.

Subp. 4. **Dwelling unit or site density evaluation.** Proposed new or expansions to existing planned unit developments must be evaluated using the following procedures and standards:

A. The project parcel must be divided into tiers by locating one or more lines approximately parallel to a line that identifies the ordinary high water level at the following intervals, proceeding landward:

Shoreland Tier Dimensions

	Unsewered (feet)	Sewered (feet)
General development lakes - first tier	200	200
General development lakes - second and additional tiers	267	200
Recreational development lakes	267	267
Natural environment lakes	400	320
All river classes	300	300

B. The area within each tier is next calculated, excluding all wetlands, bluffs, or land below the ordinary high water level of public waters. This area is then subjected to either the residential (subpart 5) or commercial (subpart 6) planned unit development density evaluation steps to arrive at an allowable number of dwelling units or sites.

Subp. 5. **Residential planned unit development density evaluation steps and design criteria.** The density evaluation steps and design criteria for residential planned unit developments are contained in items A to D.

A. The area within each tier is divided by the single residential lot size standard for lakes or, for rivers, the single residential lot width standard times the tier depth unless the local unit of government has specified an alternative minimum lot size for rivers which shall then be used to yield a base density of dwelling units or sites for each tier. Proposed locations and numbers of dwelling units or sites for the residential planned unit development are then compared with these data and map of the evaluation. Local governments may allow some dwelling unit or site density increases for residential planned unit developments above the densities determined in the evaluation if all dimensional standards in part 6120.3300 are met or exceeded. Maximum density increases may only be allowed if all design criteria in subpart 5, item B, are also met or exceeded. Increases in dwelling unit or site densities must not exceed the maximums in the following table. Allowable densities may be transferred

from any tier to any other tier further from the shoreland water body or watercourse, but must not be transferred to any other tier closer.

Maximum Allowable Dwelling Unit Or Site Density Increases

For Residential Planned Unit Developments

Density evaluation tiers	Maximum density increase within each tier (percent)
First	50
Second	100
Third	200
Fourth	200
Fifth	200

B. The design criteria are:

(1) All residential planned unit developments must contain at least five dwelling units or sites.

(2) Residential planned unit developments must contain open space meeting all of the following criteria:

(a) At least 50 percent of the total project area must be preserved as open space.

(b) Dwelling units or sites, road rights-of-way, or land covered by road surfaces, parking areas, or structures, except water-oriented accessory structures or facilities, are developed areas and should not be included in the computation of minimum open space.

(c) Open space must include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries.

(d) Open space may include outdoor recreational facilities for use by owners of the dwelling units or sites, or the public.

(e) The shore impact zone, based on normal structure setbacks, must be included as open space. At least 50 percent of the shore impact zone area of existing developments or at least 70 percent of the shore impact zone area of new developments must be preserved in their natural or existing state.

(f) Open space must not include commercial facilities or uses, but may contain water-oriented accessory structures or facilities.

(g) The appearance of open space areas, including topography, vegetation, and allowable uses, must be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means.

(h) Open space may include subsurface sewage treatment systems if the use of the space is restricted to avoid adverse impacts on the systems.

(3) Centralization and design of facilities and structures must be done according to the following standards:

(a) Residential planned unit developments must be connected to publicly owned water supply and sewer systems, if available. On-site water supply and sewage treatment systems must be centralized and designed and installed to meet or exceed applicable standards or rules of the Minnesota Department of Health and the Minnesota Pollution Control Agency. On-site sewage treatment systems must be located on the most suitable areas of the development, and sufficient lawn area free of limiting factors must be provided for a replacement soil treatment system for each sewage system.

(b) Dwelling units or sites must be clustered into one or more groups and located on suitable areas of the development. They must be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification: setback from the ordinary high water level, elevation above the surface water features, and maximum height. Setbacks from the ordinary high water level must be increased for developments with density increases. Maximum density increases may only be allowed if structure setbacks from the ordinary high water level are increased to at least 50 percent greater than the minimum setback, or the impact on the waterbody is reduced an equivalent amount through vegetative management, topography, or additional means acceptable to the local unit of government and the setback is at least 25 percent greater than the minimum setback.

(c) Shore recreation facilities, including but not limited to swimming areas, docks, and watercraft mooring areas and launching ramps must be centralized and located in areas suitable for them. Evaluation of suitability must include consideration of land slope, water depth, vegetation, soils, depth to groundwater and bedrock, or other relevant factors. The number of spaces provided for continuous beaching, mooring, or docking of watercraft must not exceed one for each allowable dwelling unit or site in the first tier. Launching ramp facilities, including a small dock for loading and unloading equipment, may be provided for use by occupants of dwelling units or sites located in other tiers.

(d) Structures, parking areas, and other facilities must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, or other means acceptable to the local unit of government, assuming summer, leaf-on conditions.

(e) Water-oriented accessory structures and facilities may be allowed if they meet or exceed design standards contained in part 6120.3300, subpart 3, item H, and are centralized.

(f) Accessory structures and facilities may be allowed if they meet or exceed standards in part 6120.3300, subpart 3, item H, and are centralized.

(4) Erosion control and storm water management for residential planned unit developments must:

(a) Be designed, and their construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This must be accomplished by limiting the amount and length of time of bare ground exposure. Temporary ground covers, sediment entrapment facilities, vegetated buffer strips, or other appropriate techniques must be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant.

(b) Be designed and constructed to effectively manage reasonably expected quantities and qualities of storm water runoff.

C. Administration and maintenance requirements. Before final approval of all residential planned unit developments, local governments must ensure adequate provisions have been developed for preservation and maintenance in perpetuity of open spaces and for the continued existence and functioning of the development as a community.

(1) Open space preservation. Deed restrictions, covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means must be provided to ensure long-term preservation and maintenance of open space. The instruments must include all of the following protections:

(a) commercial uses prohibited;

(b) vegetation and topographic alterations other than routine maintenance prohibited;

(c) construction of additional buildings or storage of vehicles and other materials prohibited; and

(d) uncontrolled beaching prohibited.

(2) Development organization and functioning. Unless an equally effective alternative community framework is established, when applicable, all residential planned unit developments must use an owners association with the following features:

(a) Membership must be mandatory for each dwelling unit or site purchaser and any successive purchasers.

(b) Each member must pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units or sites.

(c) Assessments must be adjustable to accommodate changing conditions.

(d) The association must be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.

D. Conversions. Local governments may allow existing resorts or other land uses and facilities to be converted to residential planned unit developments if all of the following standards are met:

(1) Proposed conversions must be initially evaluated using the same procedures and standards presented in this part for developments involving all new construction. Inconsistencies between existing features of the development and these standards must be identified.

(2) Deficiencies involving water supply and sewage treatment, structure color, impervious coverage, open space, and shore recreation facilities must be corrected as part of the conversion or as specified in the conditional use permit.

(3) Shore and bluff impact zone deficiencies must be evaluated and reasonable improvements made as part of the conversion. These improvements must include, where applicable, the following:

(a) removal of extraneous buildings, docks, or other facilities that no longer need to be located in shore or bluff impact zones;

(b) remedial measures to correct erosion sites and improve vegetative cover and screening of buildings and other facilities as viewed from the water; and

(c) if existing dwelling units are located in shore or bluff impact zones, conditions are attached to approvals of conversions that preclude exterior expansions in any dimension or substantial alterations. The conditions must also provide for future relocation of dwelling units, where feasible, to other locations, meeting all setback and elevation requirements when they are rebuilt or replaced.

(4) Existing dwelling unit or dwelling site densities that exceed standards in this part may be allowed to continue but must not be allowed to be increased, either at the time of conversion or in the future. Efforts must be made during the conversion to limit impacts of high densities by requiring seasonal use, improving vegetative screening, centralizing shore recreation facilities, installing new sewage treatment systems, or other means.

Subp. 6. **Commercial planned unit development density evaluation steps and design criteria.** The density evaluation steps and design criteria for commercial planned unit developments are contained in items A and B:

A. Density evaluation steps:

(1) Determine the average inside living area size of dwelling units or sites within each tier, including both existing and proposed units and sites. Computation of inside living area sizes need not include decks, patios, stoops, steps, garages, or porches and basements, unless they are habitable space.

(2) Select the appropriate floor area ratio from the following table:

Commercial Planned Unit Development

Floor Area Ratios*

Public waters classes

Average unit floor area (sq. ft.)	Sewered general development lakes; first tier on unsewered general development lakes; urban, agricultural, tributary river segments			Second and additional tiers on unsewered general development lakes; recreational development lakes; transition and forested river segments		Natural environment lakes; remote river segments
200		.040		.020		.010
300		.048		.024		.012
400		.056		.028		.014
500		.065		.032		.016
600		.072		.038		.019
700		.082		.042		.021
800		.091		.046		.023
900		.099		.050		.025
1,000		.108		.054		.027
1,100		.116		.058		.029
1,200		.125		.064		.032
1,300		.133		.068		.034

1,400	.142	.072	.036
1,500	.150	.075	.038

*For average unit floor areas less than shown, use the floor area ratios listed for 200 square feet. For areas greater than shown, use the ratios listed for 1,500 square feet. For recreational camping areas, use the ratios listed at 400 square feet. Manufactured home sites in recreational camping areas shall use a ratio equal to the size of the manufactured home, or if unknown, the ratio listed for 1,000 square feet.

(3) Multiply the useable area within each tier by the floor area ratio to yield total floor area for each tier allowed to be used for dwelling units or sites.

(4) Divide the area computed in subitem (3) by the average determined in subitem (1). This yields a base number of dwelling units and sites for each tier.

(5) Determine whether the project is eligible for any additional density increases. To be eligible, projects must meet all of the design standards in item B, and exceed one or more of them. The local unit of government may decide how much, if any, increase in density to allow for each tier, but must not exceed the maximum allowable density increases listed in the following table:

Maximum Allowable Dwelling Unit Or Site

Density Increases For Commercial

Planned Unit Developments

Tier	Maximum density increase within each tier (percent)
First	50
Second	100
Third	200
Fourth	200
Fifth	200

(6) Allowable densities may be transferred from any tier to any other tier further from the shoreland lake or river, but must not be transferred to any other tier closer.

B. The design criteria are:

(1) Open space. Commercial planned unit developments must contain open space meeting all of the following criteria:

(a) At least 50 percent of the total project area must be preserved as open space.

(b) Dwelling units or sites, road rights-of-way, or land covered by road surfaces, or parking areas, except water-oriented accessory structures or facilities, are developed areas and should not be included in the computation of open space.

(c) Open space must include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries.

(d) All shore impact zones within commercial planned unit developments must be included as open space, and at least 50 percent of these areas must be preserved in their natural or existing state.

(e) Open space may include outdoor recreation facilities for use by guests staying in dwelling units or sites, or the public.

(f) Open space may include subsurface sewage treatment systems if use of the space is restricted to avoid adverse impacts on the systems.

(2) Design of structures and facilities must be done according to the following standards:

(a) Commercial planned unit developments must be connected to publicly owned water supply and sewer systems, if available. On-site water supply and sewage treatment systems must be designed and installed to meet or exceed applicable rules of the Minnesota Department of Health and the Minnesota Pollution Control Agency. On-site sewage treatment systems must be located on the most suitable areas of the development, and sufficient lawn area free of limiting factors must be provided for a replacement soil treatment system for each sewage system.

(b) Dwelling units or sites must be located on suitable areas of the development. They must be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification: setback from the ordinary high water level, elevation above surface water features, and maximum height. Maximum density increases may only be allowed if structure setbacks from the ordinary high water level are increased to at least 50 percent greater than the minimum setback, or the impact on the waterbody is reduced an equivalent amount through vegetative management, topography, or other means acceptable to the local unit of government and the setback is at least 25 percent greater than the minimum setback.

(c) Structures, parking areas, and other facilities must be designed and located in a manner that minimizes their visibility from surface water features, assuming summer, leaf-on conditions. The structure, dwelling unit, accessory structure, or parking area must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, or other means acceptable to the local unit of government assuming summer, leaf-on conditions. Vegetative and topographic screening must be preserved, if existing, or may be required to be provided.

(d) Water-oriented accessory structures and facilities may be located within shore impact zones if they meet or exceed design standards contained in part 6120.3300, subpart 3, item H.

(e) Shore recreation facilities, including but not limited to swimming areas, docks, and watercraft mooring areas and launching ramps, must be centralized and located in areas suitable for them. Evaluation of suitability must include consideration of land slope, water depth, vegetation, soils, depth to groundwater and bedrock, or other relevant factors. The number of watercraft allowed to be continuously beached, moored, or docked must not exceed one for each allowable dwelling unit or site in the first tier, notwithstanding existing mooring sites in an existing harbor. Launching ramp facilities, including a small dock for loading and unloading equipment, may be provided for use by occupants of dwelling units or sites located in other tiers.

(3) Erosion control and storm water management for commercial planned unit developments must:

(a) Be designed, and their construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This must be accomplished by limiting the amount and length of time of bare ground exposure. Temporary ground covers, sediment entrapment facilities, vegetated buffer strips, or other appropriate techniques must be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant.

(b) Be designed and constructed to effectively manage reasonably expected quantities and qualities of storm water runoff. Impervious surface coverage within any tier must not exceed 25 percent of the tier area, except 35 percent impervious surface coverage may be allowed in the first tier of general development lakes with an approved storm water management plan and consistency with part 6120.3300, subpart 4.

Statutory Authority: *MS s 105.485*

History: *13 SR 3029*

Published Electronically: *June 11, 2008*



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		July 7, 2022					
Item Name:		Staff Update					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Council Action (if any):							
Item Type (X only one):		Consent		Regular Session	X	Discussion Session	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
<u>Attachments:</u>							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information:				Planning Commission			
_____ Budgeted				Parks and Recreation Board			
_____ Non Budgeted				Safari Island Advisory Board			
_____ Amendment Required				Other			