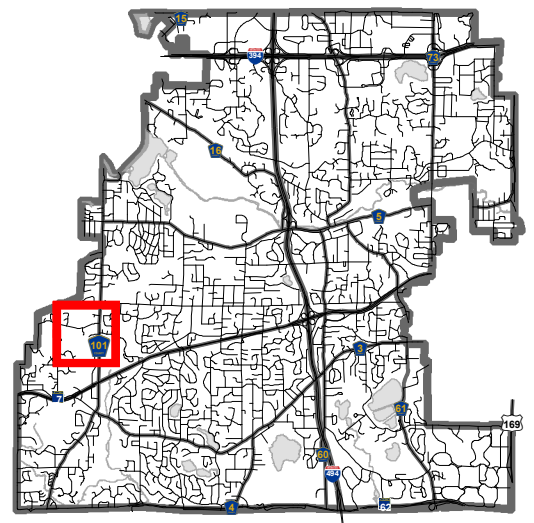


Location Map

Project: Dunibar Court
Address: 17809 Ridgewood Road



“Dunibar Court” – Development Narrative

Developer Introduction:

ZEHNDER HOMES, INC. –

Eric Zehnder
10300 10th Ave N
Plymouth, Minnesota 55441
Telephone: 651-303-5747
Email: ericzehnder@zehnderhomes.com

Zehnder Homes is proposing to develop a single parcel in the city of Minnetonka, Minnesota that will create a community of 5 detached single-family homes on +/- 7.55 acres of land. The site is located on the south side of Ridgewood Road, just west of county road 101 and east of Dunibar Ridge Road. Four of the homes will be accessed from a new cul de sac adjacent to Dunibar Ridge Road. The other home will be accessed via a driveway off Ridgewood Road. The development will be named “Dunibar Court” and is a conforming, single-family, R1 development. Care has been taken to minimize grading and the impact to existing trees. The percentage of removed trees is well below the allowed percentages. This proposed residential development will consist of single-family style homes.

DESCRIPTION OF PROPERTY SURVEYED

The East 16 rods of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, Section 19, Township 117, Range 22, Hennepin County, Minnesota

STANDARD NOTES

- Site Address:** 17809 Ridgewood Road, Minnetonka, Minnesota, 55345
- Flood Zone Information:** X (Area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown at 889.0 feet (NGVD29) on the north side of Ridgewood Road and at 887.0 feet (NGVD29) on the south side of Ridgewood Road. Mandatory flood insurance purchase requirements and floodplain management standards apply) per Flood Insurance Rate Map, Community Panel No. 27053C0317F, effective date of November 4th, 2016.
- Parcel Area Information:**
 - Gross Area: 348,513 s.f. +/- - 8.001 acres +/-
 - R/W Area: 19,505 s.f. +/- - 0.448 acres +/-
 - Wet Area: 152,970 s.f. +/- - 3.512 acres +/-
 - Net Area: 176,038 s.f. +/- - 4.041 acres +/-

*We do not affirmatively insure the quantity of acreage set forth in the description
- Benchmark:** Elevations are based on MNDOT Geodetic Station Name: 2706 M which has an elevation of 981.953 feet (NAVD88).
- Zoning Information:** The current Zoning for the subject property is R-1 (Low Density Residential) per the City of Minnetonka's zoning application on the date April 1st, 2022. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Minnetonka found on their web site on the date of April 1st, 2022 and are as follows:
 - Principal Structure Setbacks - Street(s): 35 feet
 - Side: 10 feet min., 30 feet total
 - Rear: 40 feet or 20% of lot depth, whichever is less
 - Height: 35 feet
 - Hardcover: 30 percent of lot area

*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any rebranding or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

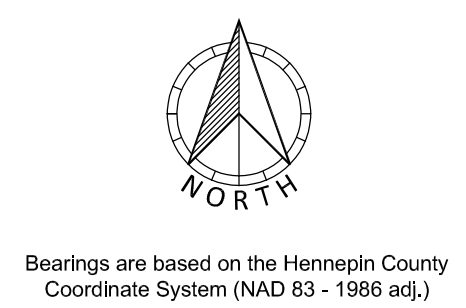
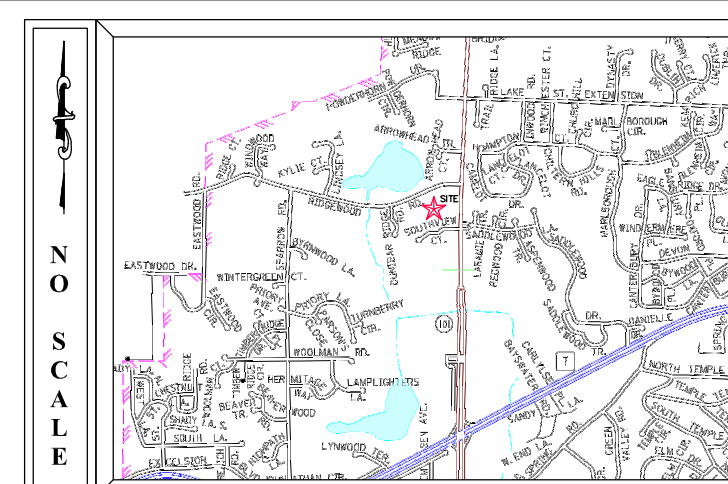
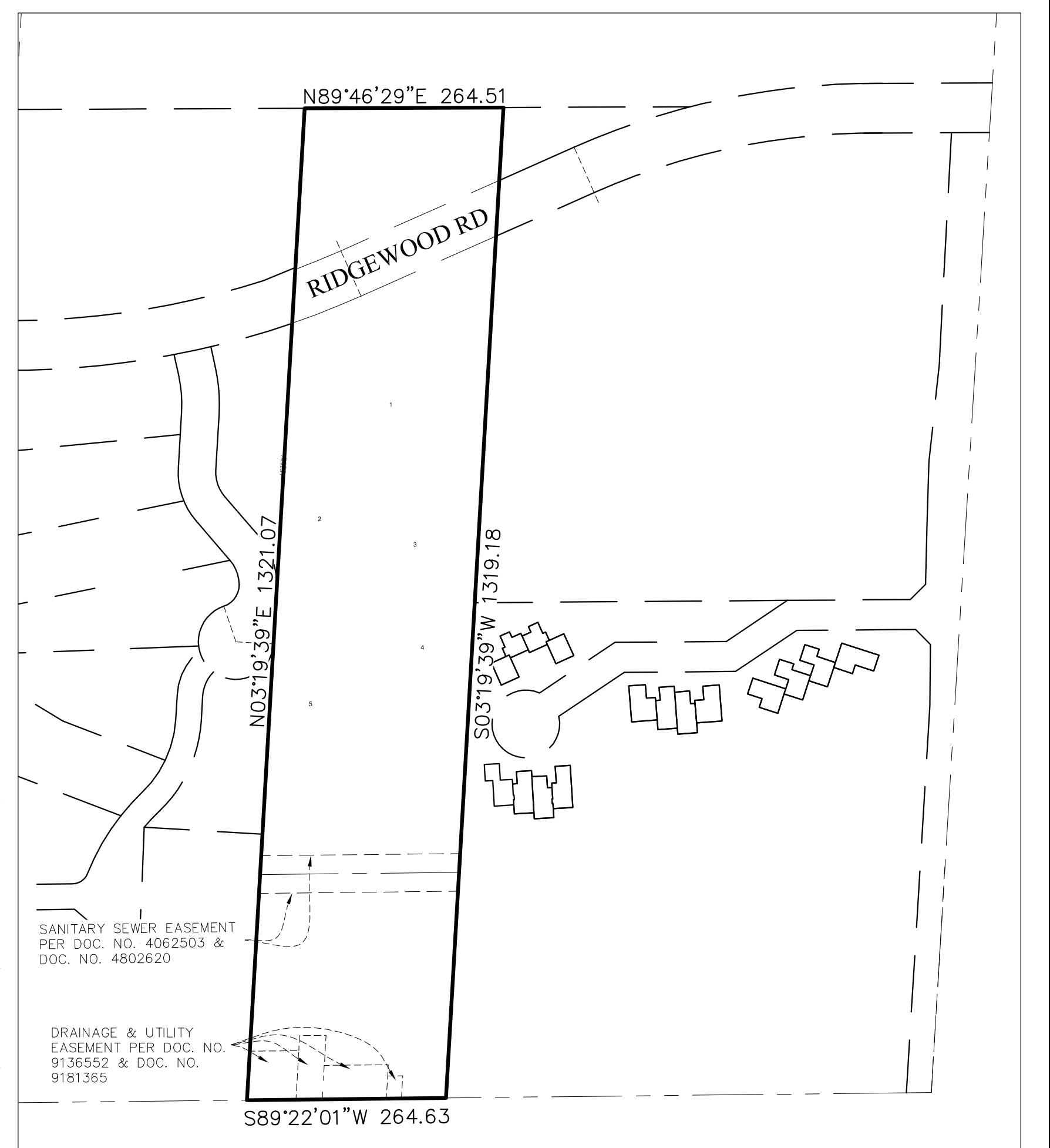
- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.
- Wetland Delineation:** The wetland delineation was performed by Kjolhaug Environmental Services and was flagged on April 24th, 2022. Sathre-Bergquist located the wetland flags on May 2nd, 2022.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC as issuing agent for Old Republic National Title Insurance Company, File No. 55723, dated March 13th, 2022.

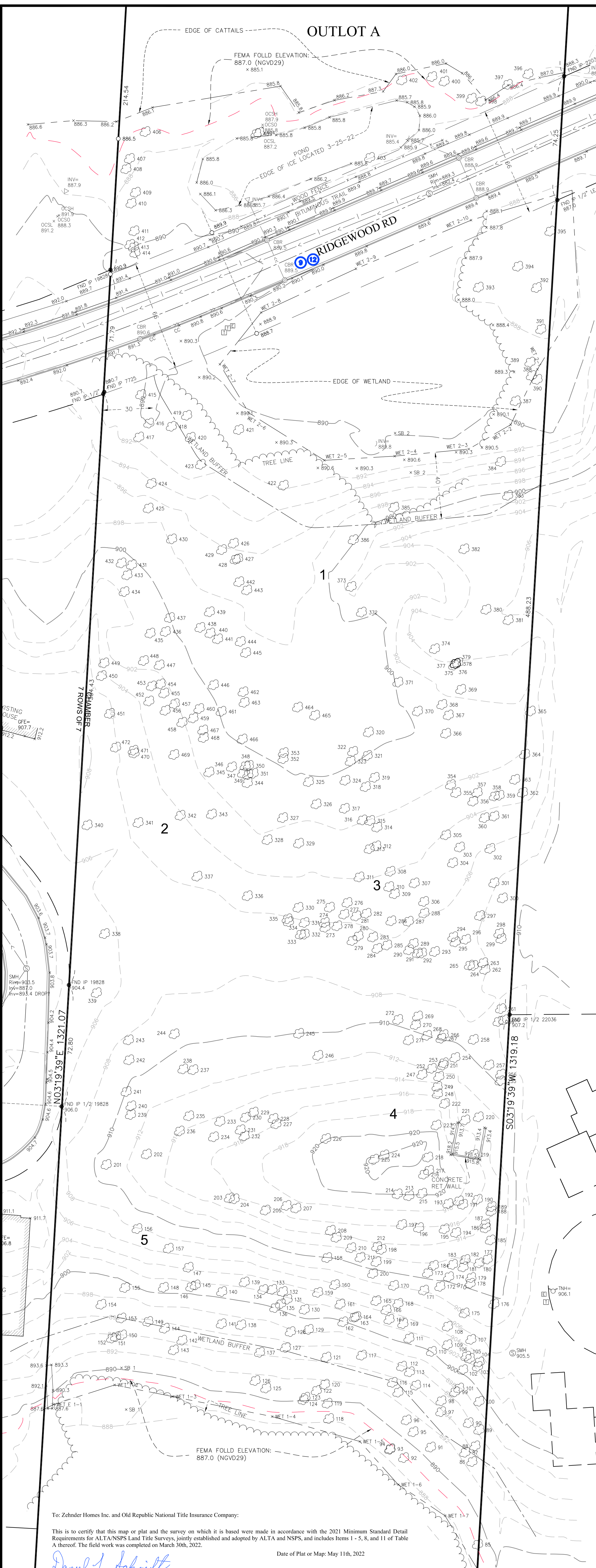
- We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-8 & 13-15 are not survey related
 - Item no. 9 - Subject to The Plat of Ridgewood Road filed as Document No. 3713208. - *Shown Hereon.*
 - Item no. 10 - Terms and conditions of Final Certificate in the Matter of the Condemnation of Certain Lands for Sanitary Sewer Easements and Watermain Easements, filed January 11, 1974, as Document No. 4062503, as evidenced in Quit Claim Deed from Richard Pashina and Dorothy Pashina, husband and wife to Metropolitan Sewer Board of Hennepin County, filed June 20, 1983, as Document No. 4802620. - *Shown Hereon.*
 - Item no. 11 - Terms and conditions of Order to Acquire Permanent Easements, filed May 21, 2008, as Document No. 9136552, as evidenced in Easement granted to the City of Minnetonka filed September 10, 2008, as Document No. 9181365. - *Shown Hereon.*
 - Item no. 12 - Subject to Ridgewood Road as laid out and traveled. - *Shown Hereon.*
- Observations/Comments noted hereon per field survey:
 - A concrete retaining wall of unknown ownership and purpose is located on the east side of the parcel.

OVERALL - NO SCALE



SURVEY LEGEND

● CAST IRON MONUMENT	⊕ PIEZOMETER	WOE WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⊖ POWER POLE	FFE FIRST FLOOR ELEVATION
● DRILL HOLE FOUND	⊘ GUY WIRE	GFE GARAGE FLOOR ELEVATION
⊗ CHISELED "X" MONUMENT SET	⊙ ROOF DRAIN	TOF TOP OF FOUNDATION ELEV.
⊗ CHISELED "X" MONUMENT FOUND	⊕ LIFT STATION	LOE LOWEST OPENING ELEV.
⊗ REBAR MONUMENT FOUND	⊕ SANITARY MANHOLE	CONCRETE
⊗ PK NAIL MONUMENT SET	⊕ SANITARY CLEANOUT	BITUMINOUS
⊗ PK NAIL MONUMENT FOUND	⊕ STORM MANHOLE	BUILDING SETBACK LINE
⊗ PK NAIL W/ ALUMINUM DISC	⊕ STORM DRAIN	CTV
⊕ SURVEY CONTROL POINT	⊕ CATCH BASIN	CONTOUR EXISTING
⊕ A/C UNIT	⊕ TREE CONIFEROUS	CONTOUR PROPOSED
⊕ CABLE TV PEDESTAL	⊕ TREE CONIFEROUS REMOVED	RAILROAD
⊕ ELECTRIC TRANSFORMER	⊕ TREE DECIDUOUS	RAILROAD TIE
⊕ ELECTRIC MANHOLE	⊕ UTILITY VAULT	DRAIN TILE
⊕ ELECTRIC METER	⊕ TELEPHONE MANHOLE	ELECTRIC UNDERGROUND
⊕ ELECTRIC OUTLET	⊕ TELEPHONE PEDESTAL	ELC
⊕ YARD LIGHT	⊕ UTILITY MANHOLE	FENCE
⊕ LIGHT POLE	⊕ UTILITY PEDESTAL	FO
⊕ FIBER OPTIC MANHOLE	⊕ UTILITY VAULT	GAS UNDERGROUND
⊕ FIRE DEPT. HOOK UP	⊕ WATERMAIN MANHOLE	OHU OVERHEAD UTILITY
⊕ FUEL PUMP	⊕ WATER METER	TREE LINE
⊕ WELL	⊕ WATER SPIGOT	SANITARY SEWER
⊕ PROPANE TANK	⊕ TELEPHONE	STORM SEWER
⊕ GAS METER	⊕ MONITORING WELL	TELEPHONE UNDERGROUND
⊕ GAS VALVE	⊕ CURB STOP	RETAINING WALL
⊕ GAS MANHOLE	⊕ GATE VALVE	UTILITY UNDERGROUND
⊕ GENERATOR	⊕ HYDRANT	WATERMAIN
⊕ GUARD POST	⊕ IRRIGATION VALVE	TRAFFIC SIGNAL
⊕ HAND HOLE	⊕ POST INDICATOR VALVE	RAILROAD TRACKS
⊕ MAIL BOX	⊕ SOIL BORING	RAILROAD SIGNAL
		RAILROAD SWITCH
		SATELLITE DISH
		WETLAND BUFFER SIGN



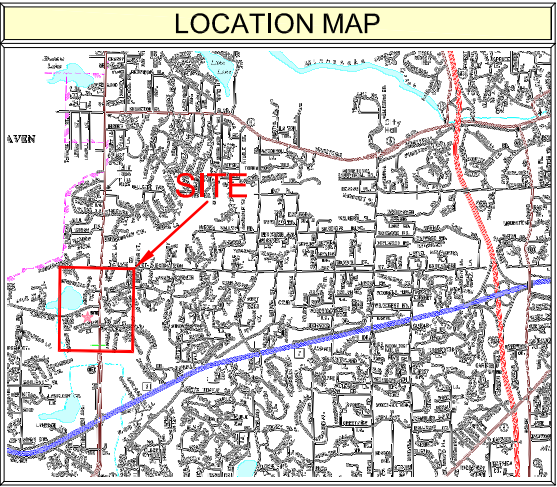
FIELD CREW	NO.	BY	DATE	REVISION
DMA K	1	EMW	5/6/2022	ADDED WETLAND BUFFER
DRAWN				
EMW				
CHECKED				
DLS				
DATE				
3-22-22				

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SATHRE BERGQUIST INC.
 ENGINEERS SURVEYORS
 DESIGNERS PLANNERS
 14000 25TH ST. STUIE 120
 PLYMOUTH, MN. 55391
 (952) 476-6000

TWP:117-RGE.22-SEC.19
 Hennepin County
MINNETONKA, MINNESOTA

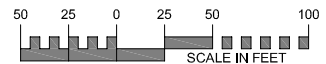
ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR:
ZEHNDER CUSTOM HOMES
 FILE NO. 99595-141
1
1



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

SHEET INDEX TABLE	
SHEET	Description
SP	Site Plan
CS	Certificate of Survey
ST	Preliminary Street Plan
UP1 & UP2	Preliminary Utility Plan
GP & GP2	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan
TS	Tree Survey

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: CHARLES WIEMERSLAGE, P.E. EMAIL: CWIEMERSLAGE@SATHRE.COM	DEVELOPER ZEHNDER HOMES, INC. 2780 ALAMO CIRCLE NE BLAINE, MN 55449 PHONE: (651) 303-5745 CONTACT: ERIC ZEHNDER EMAIL: ericzehnder@zehnderhomes.com



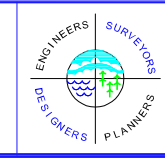
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
RIDGEVIEW	1	CAW	8/11/2022	REVISE GRADING - STORM
DRAWN	2	CAW	8/16/2022	EXTEND STREET
CAW				
CHECKED				
CAW				
DATE				
06/03/22				

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

Charles A. Wiemerslage
 CHARLES A. WIEMERSLAGE, P.E.
 Date: 06/03/2022 Lic. No. 49180



SATHRE-BERGQUIST, INC.
 14000 25TH AVENUE NORTH, SUITE 120
 PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.

 MINNETONKA,
 MINNESOTA

SITE PLAN
DUNIBAR COURT
ZEHNDER HOMES, INC.

FILE NO.
 99595-141
 SP
 SP

DESCRIPTION OF PROPERTY SURVEYED

The East 1/2 rods of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, Section 19, Township 117, Range 22, Hennepin County, Minnesota

STANDARD NOTES

- 1) **Site Address:** 17809 Ridgewood Road, Minnetonka, Minnesota, 55345
- 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted herein.
- 3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown at 889.0 feet (NGVD29) on the north side of Ridgewood Road and at 887.0 feet (NGVD29) on the south side of Ridgewood Road. Mandatory flood insurance purchase requirements and floodplain management standards apply.) per Flood Insurance Rate Map, Community Panel No. 27053C0317E, effective date of November 4th, 2016.
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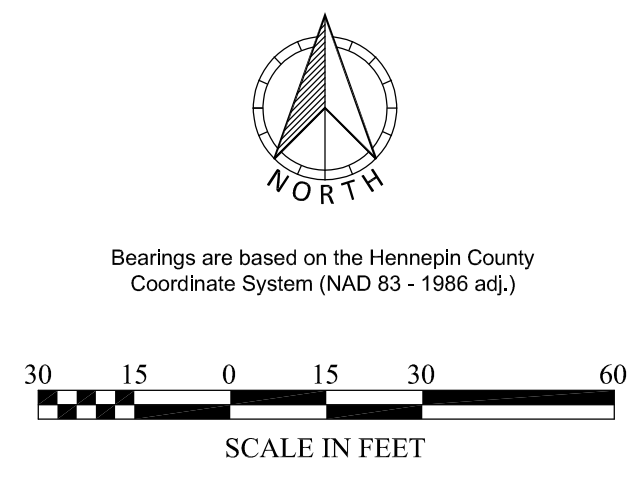
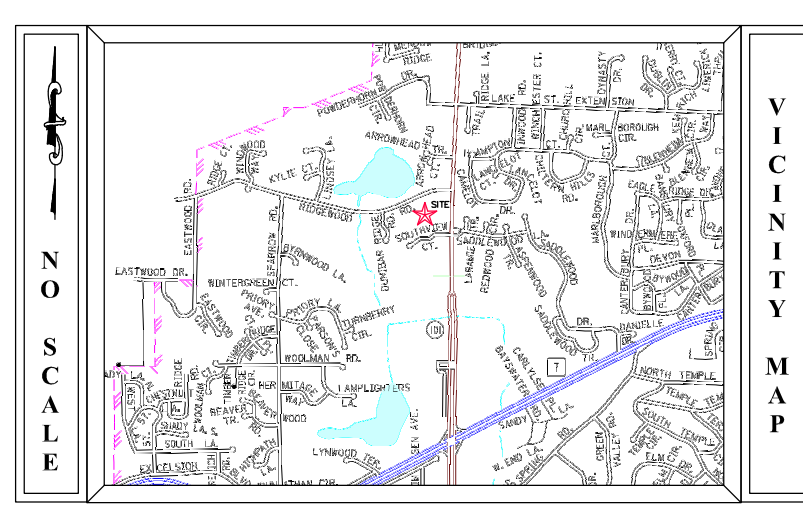
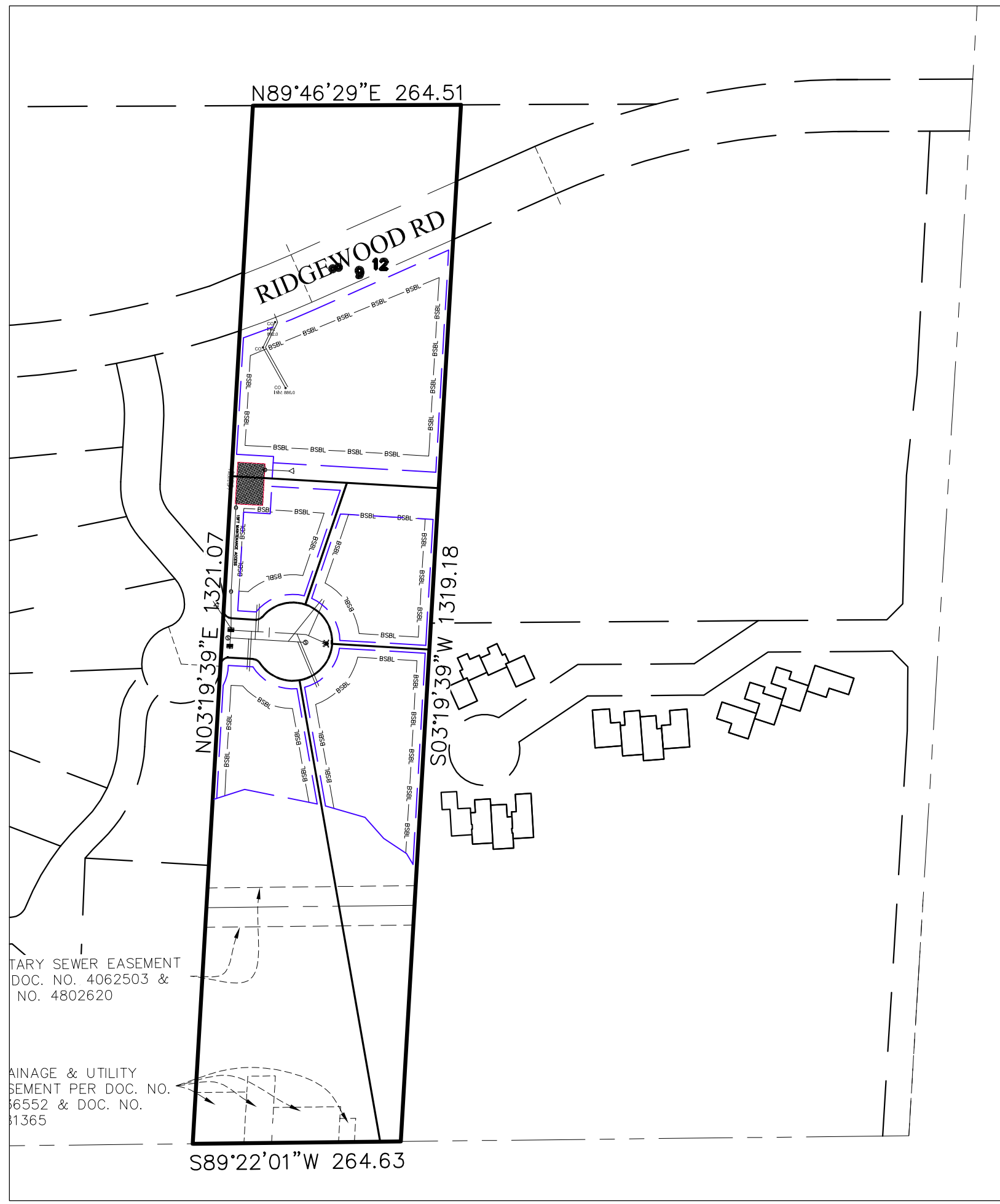
*We do not affirmatively insure the quantity of acreage set forth in the description
- 5) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 2706 M which has an elevation of: 981.953 feet (NAVD88).
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 - Height: 35 feet
 - Hardcover: 30 percent of lot area

*Please note that the zoning information shown herein may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.
- 7) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651-454-0002.
- 8) **Wetland Delineation:** The wetland delineation was performed by Kjolhaug Environmental Services and was flagged on April 24th, 2022. Sathre-Bergquist located the wetland flags on May 2nd, 2022.

TREE LEGEND

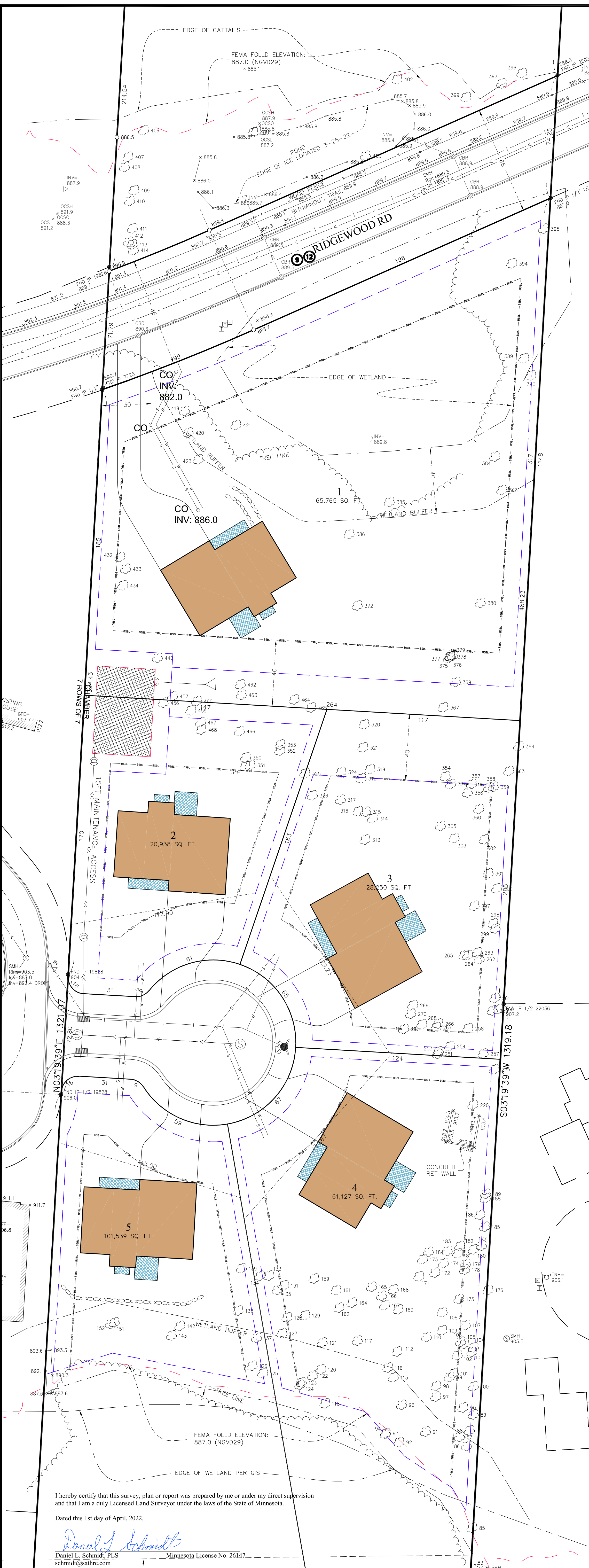
☁ = Tree to be Saved

OVERALL - NO SCALE



SURVEY LEGEND

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> ● CAST IRON MONUMENT ○ IRON PIPE MONUMENT SET ○ IRON PIPE MONUMENT FOUND × DRILL HOLE FOUND ⊗ CHISELED "X" MONUMENT SET ⊗ CHISELED "X" MONUMENT FOUND △ PK NAIL MONUMENT SET ▲ PK NAIL MONUMENT FOUND ○ PK NAIL W/ ALUMINUM DISC ⊗ SURVEY CONTROL POINT △ A/C UNIT ⊗ CABLE TV PEDESTAL ⊗ ELECTRIC TRANSFORMER ⊗ ELECTRIC MANHOLE ⊗ ELECTRIC METER ⊗ ELECTRIC OUTLET ⊗ LIGHT POLE ⊗ CABLE TV PEDESTAL ⊗ FIRE DEPT. HOOK UP ⊗ FUEL PUMP ⊗ FUEL TANK ⊗ PROPANE TANK ⊗ GAS METER ⊗ GAS VALVE ⊗ GAS MANHOLE ⊗ GENERATOR ⊗ GUARD POST ⊗ HAND HOLE ⊗ MAIL BOX | <ul style="list-style-type: none"> ⊗ PIEZOMETER ⊗ POWER POLE ⊗ GUY WIRE ⊗ ROOF DRAIN ⊗ LIFT STATION ⊗ SANITARY MANHOLE ⊗ SANITARY CLEANOUT ⊗ STORM MANHOLE ⊗ STORM DRAIN ⊗ CATCH BASIN ⊗ FLARED END SECTION ⊗ TREE CONIFEROUS ⊗ TREE DECIDUOUS ⊗ TREE CONIFEROUS REMOVED ⊗ TREE DECIDUOUS REMOVED ⊗ TELEPHONE MANHOLE ⊗ TELEPHONE PEDESTAL ⊗ UTILITY MANHOLE ⊗ UTILITY PEDESTAL ⊗ UTILITY VAULT ⊗ WATERMAIN MANHOLE ⊗ WATER METER ⊗ WATER SPIGOT ⊗ YARD LIGHT ⊗ MONITORING WELL ⊗ CURB STOP ⊗ GATE VALVE ⊗ HYDRANT ⊗ IRRIGATION VALVE ⊗ POST INDICATOR VALVE ⊗ SIGN ⊗ SOIL BORING | <ul style="list-style-type: none"> WOE WALKOUT ELEVATION FFE FIRST FLOOR ELEVATION GFE GARAGE FLOOR ELEVATION TOE TOP OF FOUNDATION ELEV. LOE LOWEST OPENING ELEV. CONCRETE BITUMINOUS BUILDING SETBACK LINE CABLE TV CONCRETE CURB CONTOUR EXISTING CONTOUR PROPOSED DRAIN TILE DT ELC ELECTRIC UNDERGROUND FENCE FO FIBER OPTIC UNDERGROUND GAS GAS UNDERGROUND OHU OVERHEAD UTILITY TREE LINE SANITARY SEWER STORM SEWER TEL TELEPHONE UNDERGROUND RETAINING WALL UTL UTILITY UNDERGROUND WATERMAIN TRAFFIC SIGNAL RAILROAD TRACKS RAILROAD SWITCH SATELLITE DISH WETLAND BUFFER SIGN |
|--|---|---|

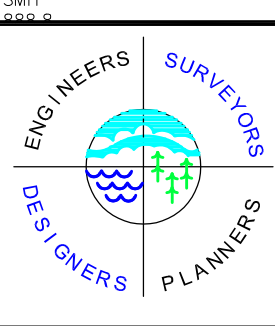


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 1st day of April, 2022.

Donald J. Schmidt
 Daniel L. Schmidt, PLS
 schmidt@sathre.com
 Minnesota License No. 26147

FIELD CREW	NO.	BY	DATE	REVISION
DMA K	1	EMW	5/6/2022	ADDED WETLAND BUFFER
DRAWN				
CHECKED				
DLS				
DATE				
3-22-22				

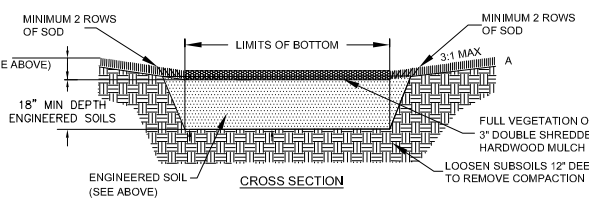
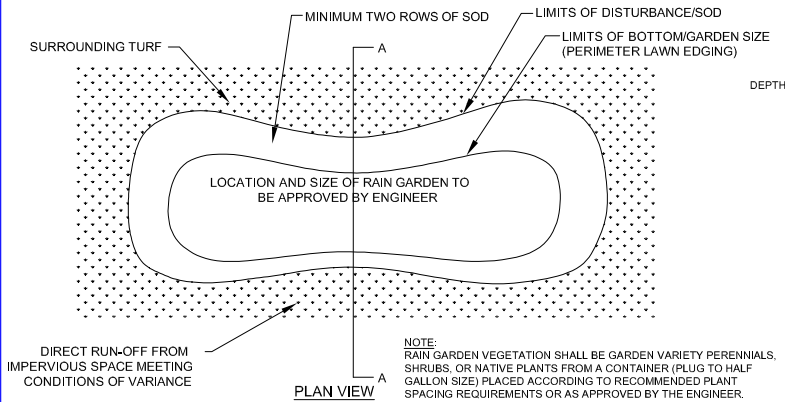
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SATHRE BERGQUIST INC.
 14000 25TH ST. STUIE 120
 PLYMOUTH, MN. 55391
 (952) 476-6000

TWP:117-RGE.22-SEC.19
 Hennepin County
MINNETONKA, MINNESOTA

PRELIMINARY PLAT
DUNIBAR COURT
 PREPARED FOR:
ZEHNDER HOMES, INC.
 FILE NO. 99595-141
1
1



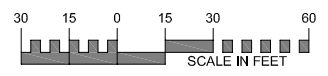
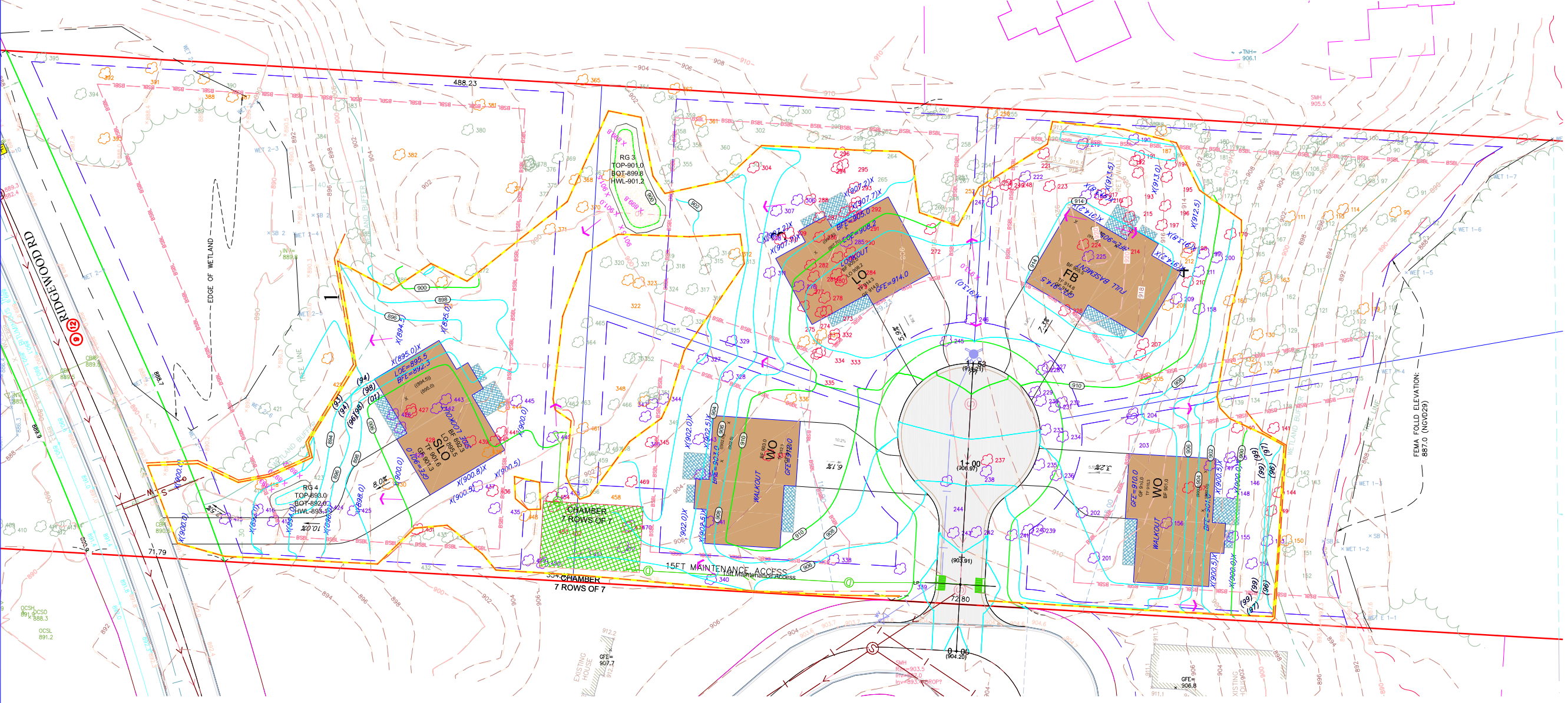
- NOTES**
1. FINAL GRADE AND MULCHING SHALL BE DONE BY HAND.
 2. NO EQUIPMENT WILL BE ALLOWED ON THE RAIN GARDEN AFTER EXCAVATION BEGINS.
 3. PERIMETER EROSION CONTROL SHALL BE INSTALLED AND REMAIN IN PLACE UNTIL TURF IS ESTABLISHED AROUND RAIN GARDEN.
 4. OWNER IS RESPONSIBLE FOR NOTIFYING ENGINEER FOR INSPECTION OF RAIN GARDEN FOR:
 - (1) FINALIZING RAIN GARDEN SIZE AND LOCATION.
 - (2) OBSERVATION OF EXCAVATION AND SCARIFYING OF SUBSOIL.
 - (3) APPROVAL TO BACKFILL WITH ENGINEERED SOILS.
 - (4) FINAL INSPECTION WITH MULCH AND PLANTS INSTALLED.

SUBSOIL TYPE	SUBSOIL TYPE	RECOM. DEPTH
A	SAND/GRAVEL	12"-18"
B	SAND WITH CLAY OR SILT	9"-12"
C	CLAY OR SILT WITH SAND	6"-9"
D	CLAYS OR SILTS	6"

ENGINEERED SOIL
 TOP 6" OF RAIN GARDEN SHALL BE ENGINEERED SOILS. USE ON SITE SOILS FOR THE REMAINING 12" PROVIDED THAT SAND SEEM IS INTERSECTED WHEN BASIN IS CONSTRUCTED. SHOULD SAND SEEM NOT BE FOUND THEN THE ENGINEERED SOILS LISTED BELOW SHALL BE USED.
 (OCSWCD MIX B)
 80% COARSE-WASHED SAND (MNDOT 3126)
 20% LEAF-LITTER COMPOST (ORGANIC GRADE 2, MNDOT 3890) NO TOPSOIL OR ON-SITE SOILS MAY BE USED IN ENGINEERED SOIL MIX UNLESS APPROVED BY THE ENGINEER. 3 RING INFILTRATOR TESTING AND INFILTRATION TEST ON ENGINEERED SOILS MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.

- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF MINNETONKA OR DIRECTED BY THE ENGINEER.
 2. INSPECT SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
 3. WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 4. RESTORATION - 6.0 ACRES
 - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
 - B. SEED POND SLOPES AND DETENTION AREAS WITH MNDOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MNDOT 350-MESIC PRAIRIE (38.5 PLS LBS/AC) OR BWSR 35-241 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).
 - C. SEED ALL OTHER DISTURBED AREAS WITH RESIDENTIAL TURF 270 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE, (UNLESS OTHERWISE NOTED)
 - D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - F. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - G. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 - H. ALL WETLAND BUFFERS AND FULL CONSERVATION EASEMENT SHALL BE FULLY ESTABLISHED IN NATIVE VEGETATION BY A QUALIFIED RESTORATION COMPANY. NO TURF OR LAWN MAINTENANCE ACTIVITIES ARE ALLOWED WITHIN THE BUFFER AREAS. ANY EROSION BLANKET INSIDE THE CONSERVATION EASEMENT MUST BE FULLY BIODEGRADABLE SUCH AS S318D OR S328D.
 5. GRADE BACK 1:1 - 3' FROM FACE OF ALL RETAINING WALLS
 6. SILT FENCE - BEFORE GRADING - 4.600 LF AFTER GRADING - 210 LF

- GENERAL NOTES:**
1. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
 2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF MINNETONKA DETAIL. FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
 3. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
 4. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
 5. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 6. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
 7. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 8. BUILDING PADS ARE 6" DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS. REAR PAD ELEVATIONS SHOULD BE ESTABLISHED BASED OFF THE 2:1 SLOPE FROM THE 26" FLAT BENCH, OR AT MOST 50' BEHIND FRONT OF PAD.



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (PRE CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		

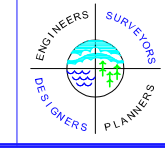
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DRAWING NAME	NO.	BY	DATE	REVISION
RIDGEVIEW	1	CAW	8/11/2022	REVISE GRADING - STORM
DRAWN	2	CAW	8/16/2022	EXTEND STREET
CAW				
CHECKED				
CAW				
DATE				
06/03/22				

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Charles A. Wiemerslage
 CHARLES A. WIEMERSLAGE, P.E.
 Date: 06/03/2022 Lic. No. 49180



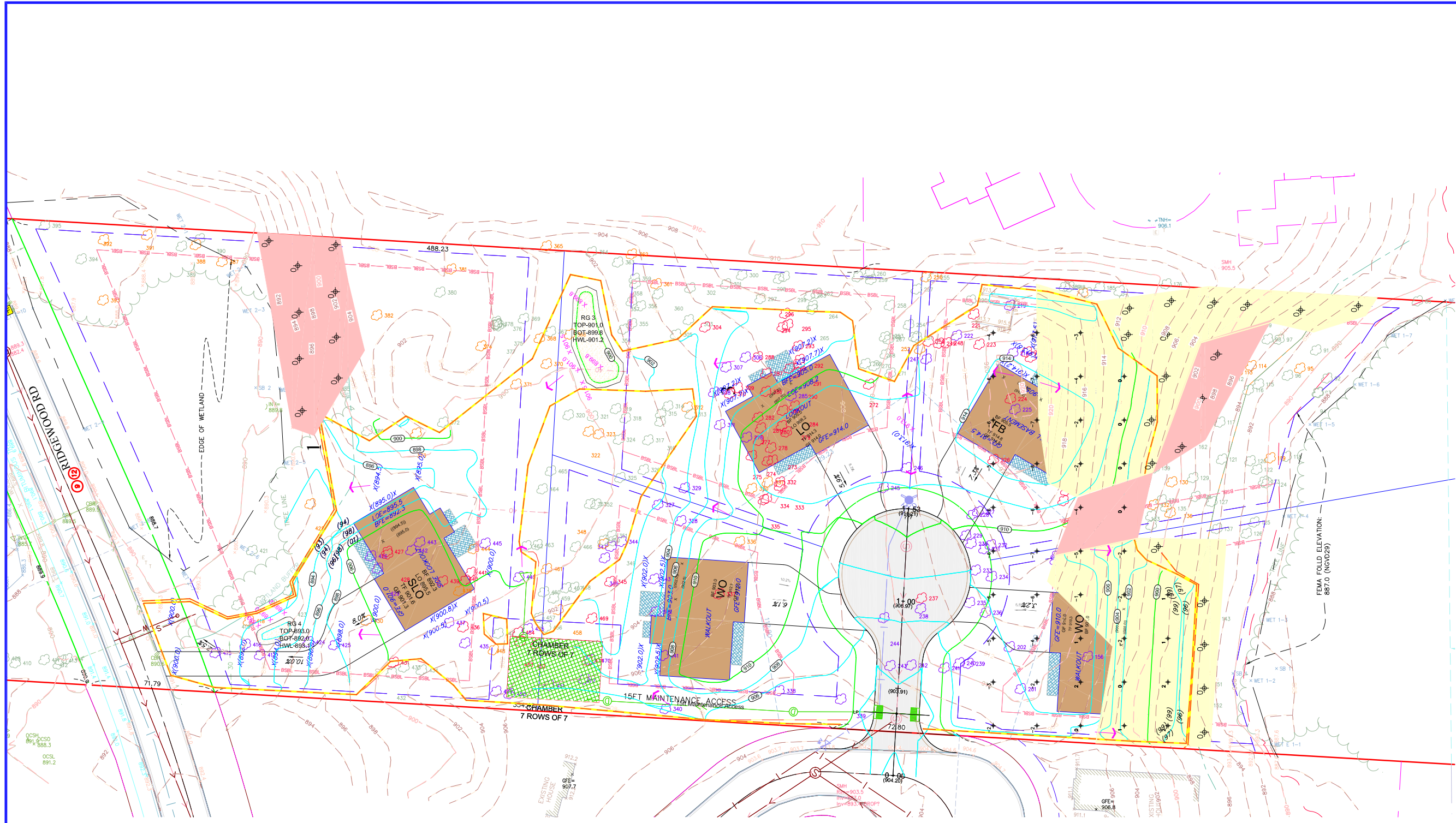
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 PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.

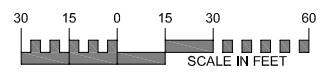
 MINNETONKA,
 MINNESOTA

PRELIMINARY GRADING PLAN
 DUNIBAR COURT
 ZEHNDER HOMES, INC.

FILE NO.
 99595-141
 GP1
 GP2



20% SLOPE AREA
30% SLOPE AREA



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (PRE CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		

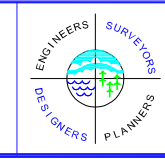
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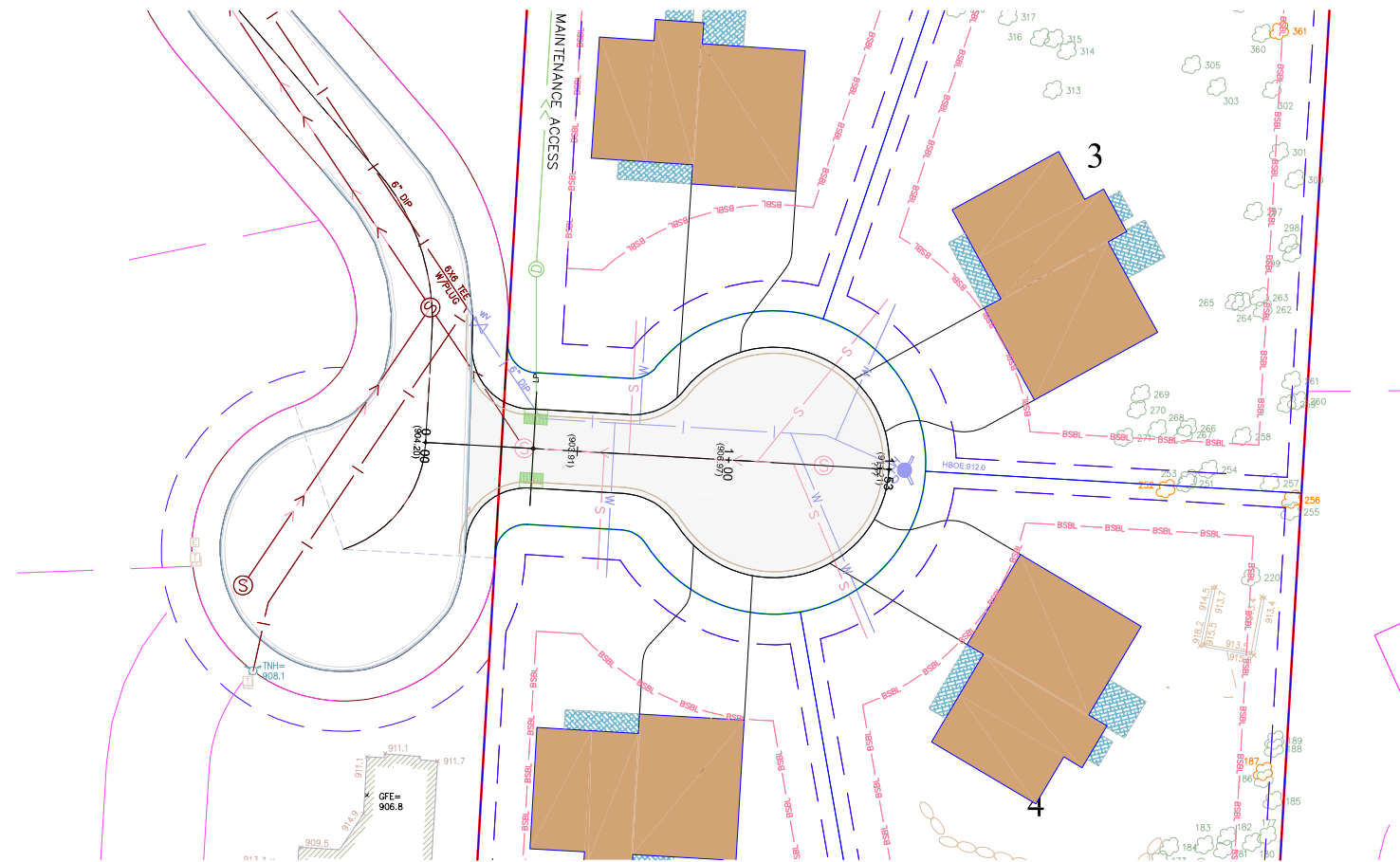
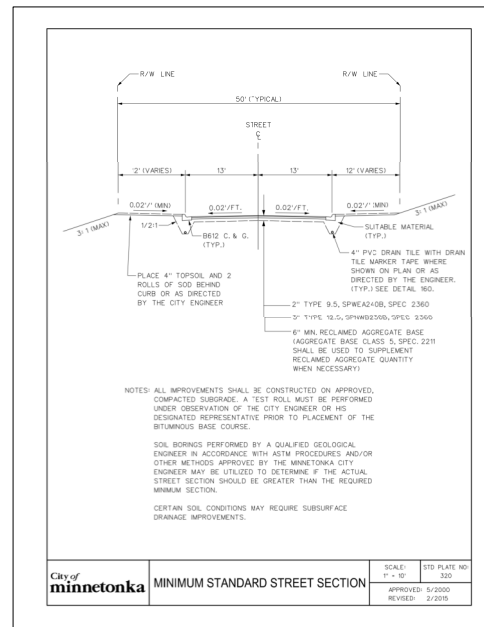
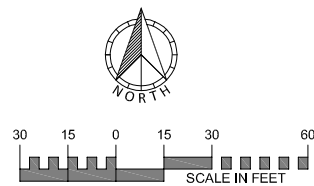
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PRELIMINARY GRADING PLAN
 DUNIBAR COURT
 ZEHNDER HOMES, INC.

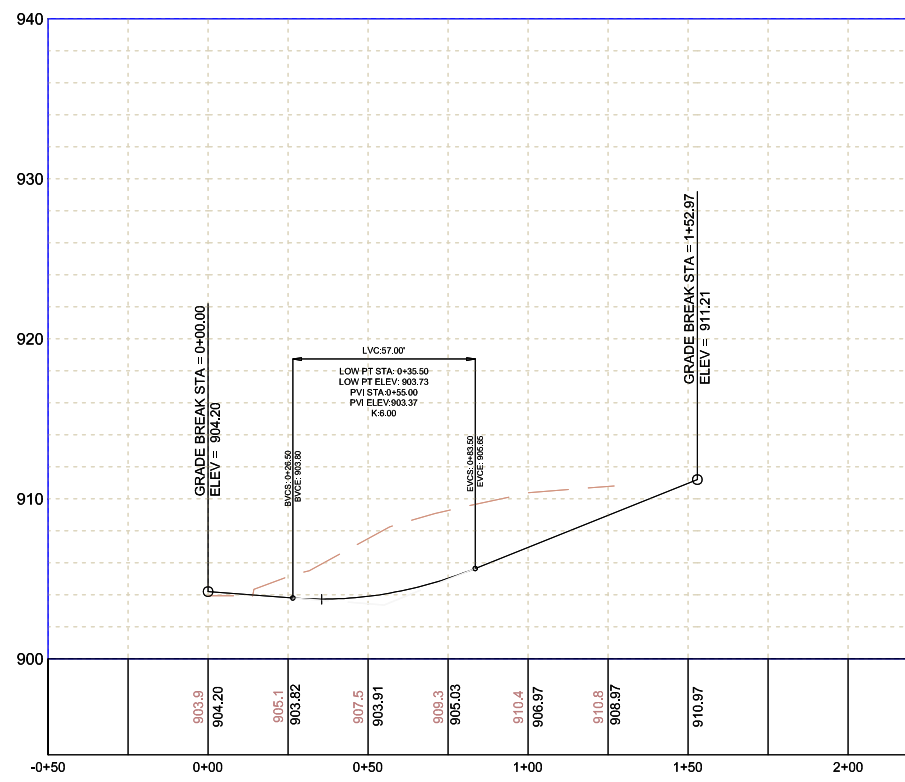
FILE NO.
 99595-141
 GP2
 GP2



- STREET NOTES**
- ALL PUBLIC STREETS ARE 26' FF UNLESS OTHERWISE NOTED.
 - PROPOSED DRAIN TILE SHALL HAVE TRACE WIRE PER CITY SPECIFICATIONS.
 - ALL PERMANENT SIGNS TO BE INSTALLED BY PUBLIC WORKS. CALL THE CITY WHEN READY FOR INSTALLATION.
 - ALL DRIVEWAYS SHALL ADHERE TO STANDARDS ON CITY DETAIL PLATE 310 WITH MAX DRIVEWAY WIDTHS WITHOUT WINGS OF 20' FOR TWO STALL GARAGES AND 30' FOR 3 STALL GARAGES.

ALL STORM SEWER STRUCTURES SHALL BE EXPOSED DURING STRING LINE OF CURB TO ENSURE PROPER FIT WITH CONCRETE RINGS.

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWV SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	(CB H3)	(CB H3)
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



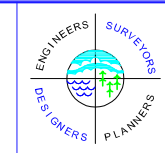
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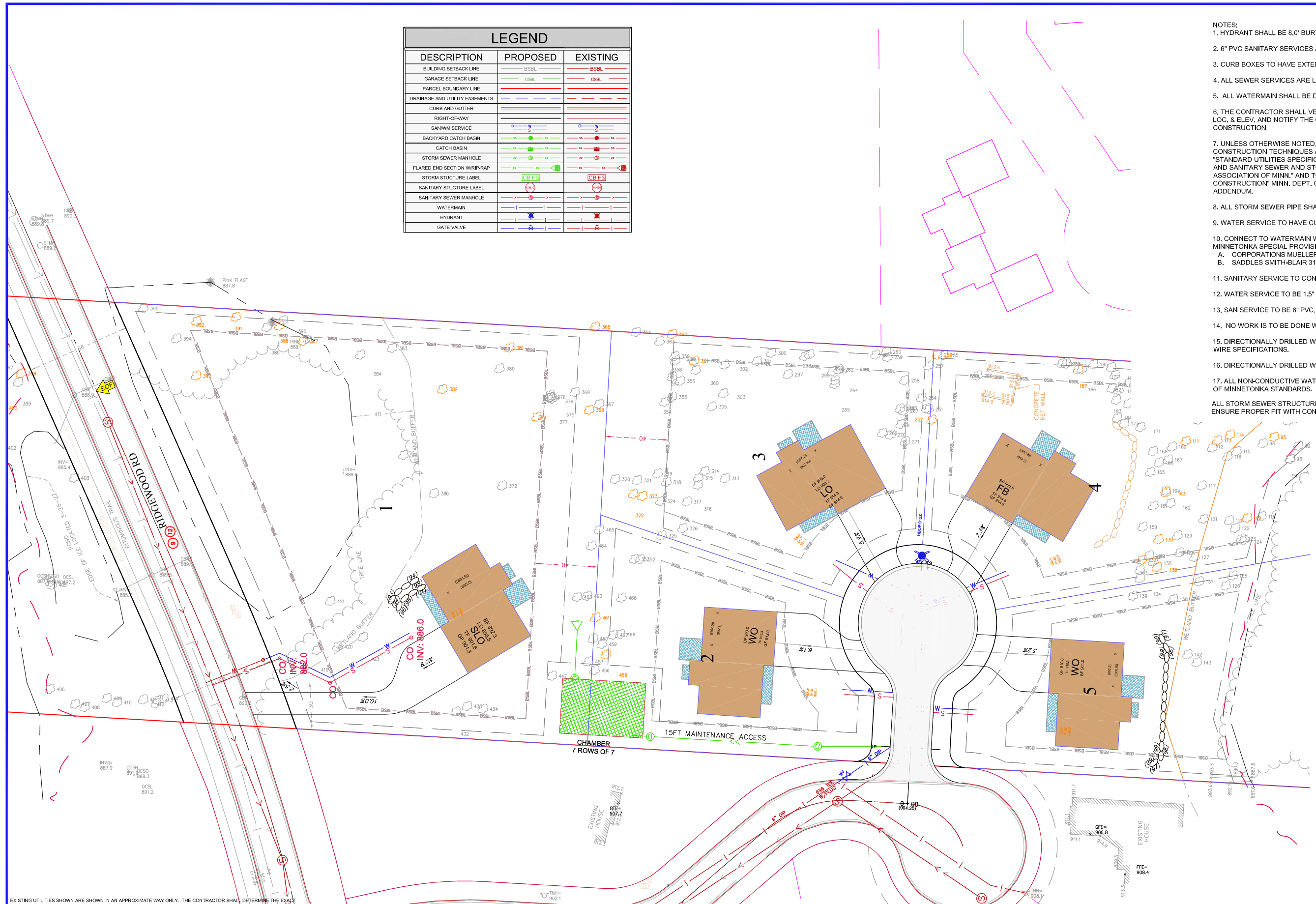
CITY PROJECT NO.
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MINNETONKA, MINNESOTA

PRELIMINARY STREET PLAN
DUNIBAR COURT
ZEHNDER HOMES, INC.

FILE NO.
 99595-141
 ST
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LEGEND		
DESCRIPTION	PROPOSED	EXISTING
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GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWV SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-RAP		
STORM STRUCTURE LABEL	(CB H3)	(CB H3)
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

- NOTES:
- HYDRANT SHALL BE 8.0' BURY. WATERMAIN SHALL HAVE 7.5' COVER.
 - 6" PVC SANITARY SERVICES AND RISER TO BE SDR 26.
 - CURB BOXES TO HAVE EXTENSION RODS TO CURB STOP.
 - ALL SEWER SERVICES ARE LOCATED 3' DOWNSTREAM OF WATER SERVICES.
 - ALL WATERMAIN SHALL BE DIP CLASS 52 W/ POLYWRAP, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, VERIFY EXISTING INVERT LOC. & ELEV. AND NOTIFY THE OWNER OF ANY DIFFERENCES, PRIOR TO BEGINNING CONSTRUCTION
 - UNLESS OTHERWISE NOTED, OR AS SPECIFIED IN THE ABOVE NOTE, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 1999 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., 2000 EDITION, INCLUDING THE CURRENT ADDENDUM.
 - ALL STORM SEWER PIPE SHALL BE CLASS 5 UNLESS OTHERWISE NOTED.
 - WATER SERVICE TO HAVE CURB STOP & BOX INSTALLED PER DETAIL 518.
 - CONNECT TO WATERMAIN WITH CORPORATION STOP AND TAPPING SADDLE PER CITY OF MINNETONKA SPECIAL PROVISIONS - SEE 2504 WATER MAIN - 2611.2D .
 - CORPORATIONS MUELLER H15000 OR FORD F 600
 - SADDLES SMITH-BLAIR 315 OR 317
 - SANITARY SERVICE TO CONNECT TO MAIN WITH 8"x 6" WYE AND 6" 1/8 BEND.
 - WATER SERVICE TO BE 1.5" COPPER.
 - SAN SERVICE TO BE 6" PVC, SDR-26
 - NO WORK IS TO BE DONE WITHIN THE WETLAND BOUNDARY
 - DIRECTIONALLY DRILLED WATERMAIN SHALL INCLUDE TRACER WIRE. SEE CITY TRACER WIRE SPECIFICATIONS.
 - DIRECTIONALLY DRILLED WATERMAIN SHALL USE ELECTROFUSED FITTINGS.
 - ALL NON-CONDUCTIVE WATERMAIN SHALL BE INSTALLED WITH TRACER WIRE PER CITY OF MINNETONKA STANDARDS.
- ALL STORM SEWER STRUCTURES SHALL BE EXPOSED DURING STRING LINE OF CURB TO ENSURE PROPER FIT WITH CONCRETE RINGS.



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Charles A. Wiemerslage
 CHARLES A. WIEMERSLAGE, P.E.
 Date: 06/03/2022 Lic. No. 49180

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
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 PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.

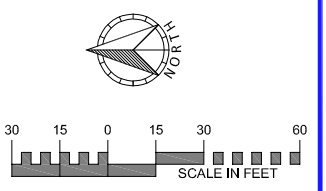
MINNETONKA,
 MINNESOTA

PRELIMINARY UTILITY PLAN

DUNIBAR COURT
 ZEHNDER HOMES, INC.

FILE NO.
 99595-141

UP1
 UP2





Standard Units Calculator



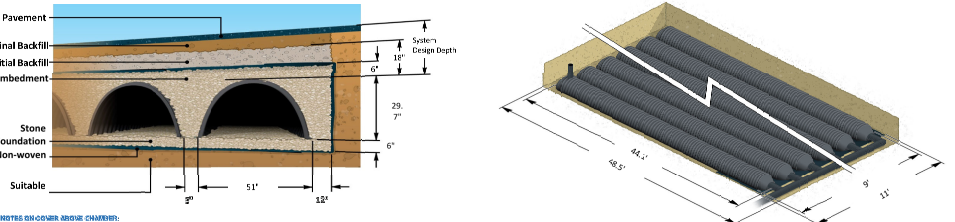
Project Name: Water 3 Date: 2 / 11 / 2022 City/Town: Minnetonka, MN Phone No:

Engineer: Selva Paragale Contractor: Designated By: Project File:

DESIGN CRITERIA - BASED ON STORAGE VOLUME

Design criteria input fields: Chamber Size (1-575), Construction or System Dimensions, Width, Invert of Manhole (1), Franchise Diameter (12), Includes Franchise Volume?, Units (Standard), Target Storage Volume (1675), Concrete Limit (13), Stone Permeability (40), Bottom of Stone Box (994), Max. Reinforcement (1020), Min. Reinforcement (1000), Additional Stone Above Chamber (0), Additional Stone Below Chamber (0), Additional Stone Side of Chamber (0), AS Additional Stone Between Chambers (0).

SYSTEM LAYOUT



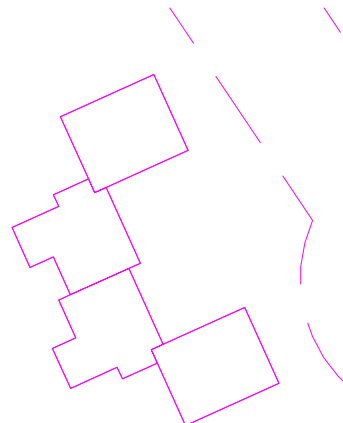
SYSTEM STORAGE & QUANTITIES

Summary table for system storage and quantities. Includes System Layout (2 rows of 6 chambers), System Storage (534 cu ft), Stone Storage (554 cu ft), Manhole Storage (5 cu ft), Chamber Storage (567 cu ft), Total System Storage (1660 cu ft), Number of Chambers (12), Number of Box Caps (4), Requires Stone (48 cu ft), Non-woven geotextile (302 sq ft), Woven Geotextile - 60% (11 sq ft), Woven Geotextile - 80% (51 sq ft).



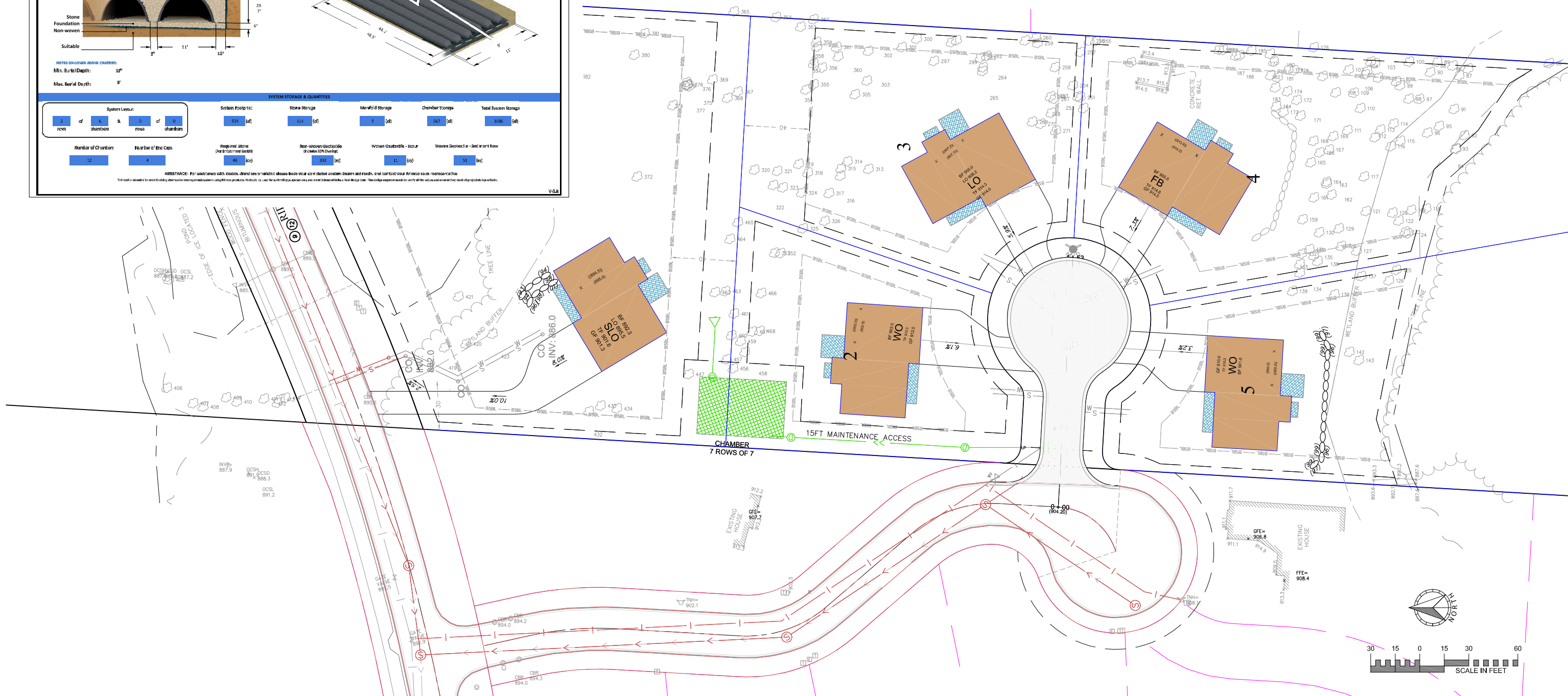
PROPOSED CHAMBER LOCATIONS

LEGEND table with columns: DESCRIPTION, PROPOSED, EXISTING. Rows include: BUILDING SETBACK LINE, GARAGE SETBACK LINE, PARCEL BOUNDARY LINE, DRAINAGE AND UTILITY EASEMENTS, CURB AND GUTTER, RIGHT-OF-WAY, SANIWM SERVICE, BACKYARD CATCH BASIN, CATCH BASIN, STORM SEWER MANHOLE, FLARED END SECTION WRIP-RAP, STORM STRUCTURE LABEL, SANITARY STRUCTURE LABEL, SANITARY SEWER MANHOLE, WATERMAIN, HYDRANT, GATE VALVE.



- 1. 4" RIGID PVC DRAINTILE SHALL BE INSTALLED AT THE LOWPOINT CATCH BASINS 125' MIN. (STD) IN EACH DIRECTION & 250' IN THE UPHILL DIRECTION FOR ON SLOPE CATCH BASINS.
2. 4" PERFORATED REAR YARD DRAINTILE NOT WITH THE INFILTRATION/FILTRATION AREAS SHALL COMPLY TO CITY DETAIL 160 AND 170.
3. TIE THE LAST 3 PIPE JOINTS TO FLARED END SECTIONS (TYPICAL).
4. TRASH GUARDS SHALL BE PLACED ON ALL FLARED END SECTIONS.
5. TIE ALL PIPE JOINTS BETWEEN STORM SEWER CONTROL STRUCTURES AND APRONS AND CULVERT APRONS.
6. TIE ALL JOINTS BETWEEN OCS STRUCTURES AND FLARED END SECTIONS.
7. WIMCO'S OR APPROVED EQUAL TO BE INSTALLED AT ALL STORM INLETS.
8. GRANULAR MATERIAL SHALL BE PLACED UNDER STORM SEWER PIPE OR STRUCTURES THAT ARE LESS THAN 48" BELOW FINISHED GRADE AND EXTEND TO AT LEAST 48" BELOW FINISHED GRADE.
9. RIP-RAP FOR STORM SEWER SHALL BE CONSTRUCTED USING GRANITE ROCK, 1' DIAMETER OR LARGER AND SHALL BE HAND PLACED. RIP-RAP SHALL BE CLASS 3 ON FILTER MATERIAL ON GEOTEXTILE FABRIC.

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Revision table with columns: DRAWING NAME, NO., BY, DATE, REVISION. Includes entries for RIDGEVIEW, DRAWN, CAW, CHECKED, CAW, DATE, 06/03/22.

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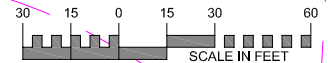


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CITY PROJECT NO. MINNETONKA, MINNESOTA

PRELIMINARY UTILITY PLANS DUNIBAR COURT ZEHNDER HOMES, INC.

FILE NO. 99595-141 UP2 UP2



DESCRIPTION OF PROPERTY SURVEYED

The East 16 rods of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, Section 19, Township 117, Range 22, Hennepin County, Minnesota

STANDARD NOTES

- Site Address: 17809 Ridgewood Road, Minnetonka, Minnesota, 55345
- Flood Zone Information: X (Area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown at 889.0 feet (NGVD29) on the north side of Ridgewood Road and at 887.0 feet (NGVD29) on the south side of Ridgewood Road. Mandatory flood insurance purchase requirements and floodplain management standards apply) per Flood Insurance Rate Map, Community Panel No. 27053C0317F, effective date of November 4th, 2016.
- Parcel Area Information:

Gross Area:	348,513 s.f. +/-	- 8.001 acres +/-
R/W Area:	19,505 s.f. +/-	- 0.448 acres +/-
Wet Area:	152,970 s.f. +/-	- 3.512 acres +/-
Net Area:	176,038 s.f. +/-	- 4.041 acres +/-

*We do not affirmatively insure the quantity of acreage set forth in the description
- Benchmark: Elevations are based on MN/DOT Geodetic Station Name: 2706 M which has an elevation of: 981.953 feet (NAVD88).
- Zoning Information: The current Zoning for the subject property is R-1 (Low Density Residential) per the City of Minnetonka's zoning application on the date April 1st, 2022. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Minnetonka found on their web site on the date of April 1st, 2022 and are as follows:

Principal Structure Setbacks -	Street(s): 35 feet
	Side: 10 feet min., 30 feet total
	Rear: 40 feet or 20% of lot depth, whichever is less
	Height: 35 feet
	Hardcover: 30 percent of lot area

*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

- Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visually observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651-454-0002.
- Wetland Delineation: The wetland delineation was performed by Kjolhaug Environmental Services and was flagged on April 24th, 2022. Sathre-Bergquist located the wetland flags on May 2nd, 2022.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC as issuing agent for Old Republic National Title Insurance Company, File No. 55723, dated March 13th, 2022.

- We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-8 & 13-15 are not survey related
 - Item no. 9 - Subject to The Plat of Ridgewood Road filed as Document No. 3713208. - *Shown Hereon.*
 - Item no. 10 - Terms and conditions of Final Certificate in the Matter of the Condemnation of Certain Lands for Sanitary Sewer Easements and Watermain Easements, filed January 11, 1974, as Document No. 4062503, as evidenced in Quit Claim Deed from Richard Pashina and Dorothy Pashina, husband and wife to Metropolitan Sewer Board of Hennepin County, filed June 20, 1983, as Document No. 4802620. - *Shown Hereon.*
 - Item no. 11 - Terms and conditions of Order to Acquire Permanent Easements, filed May 21, 2008, as Document No. 9136552, as evidenced in Easement granted to the City of Minnetonka filed September 10, 2008, as Document No. 9181365. - *Shown Hereon.*
 - Item no. 12 - Subject to Ridgewood Road as laid out and traveled. - *Shown Hereon.*
- Observations/Comments noted hereon per field survey:
 - A concrete retaining wall of unknown ownership and purpose is located on the east side of the parcel.

TREE REMOVAL SUMMARY

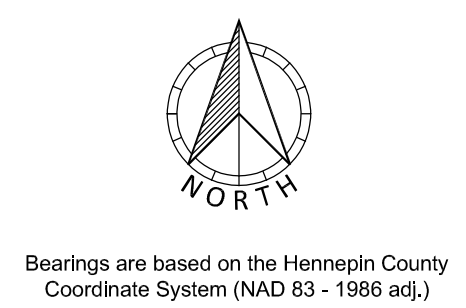
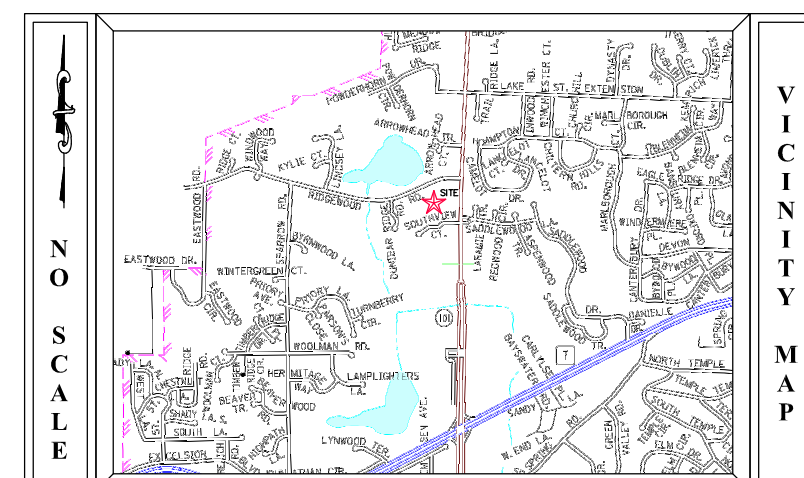
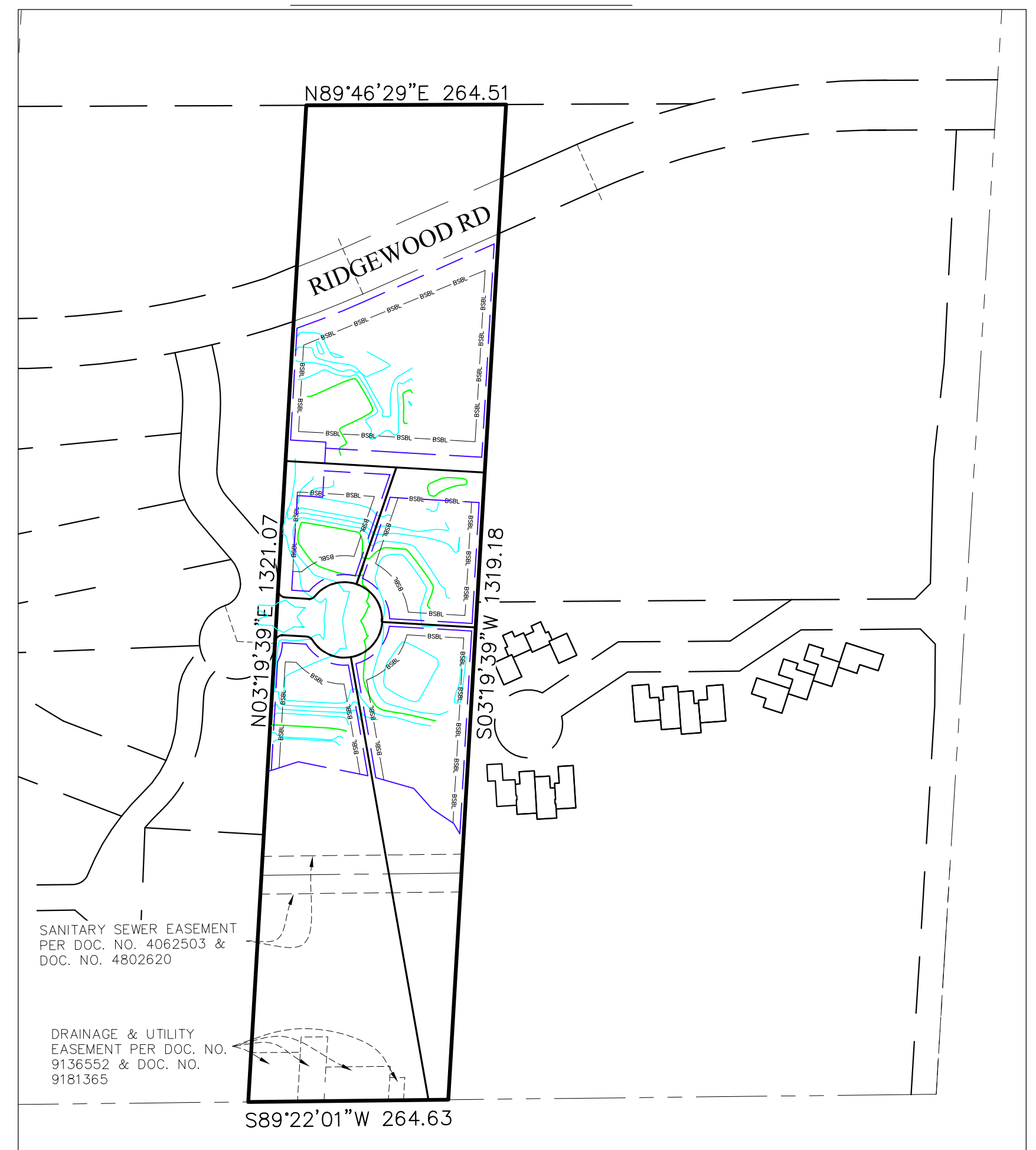
Total Trees on Site:	454
Dead / Insignificant Trees on Site:	59
Total Live Trees on Site:	395
Total High Priority Trees:	233
Total High Priority Removed:	79 ~ 33.9%
Total Significant Trees Removed:	149 ~ 37.7%

TREE LEGEND

- = Tree to be Saved
- = Tree to be Removed, Significant
- = Tree to be Removed, High Priority
- = Tree deemed not Significant

NOTE:
Trees 10,11,13,14,18,19,20,21,22,61,62,82,83,84,176,362,364,365
Are All Offsite

OVERALL - NO SCALE



SURVEY LEGEND

CAST IRON MONUMENT	PIEZOMETER	WEO WALKOUT ELEVATION
IRON PIPE MONUMENT SET	POWER POLE	FFE FIRST FLOOR ELEVATION
DRILL HOLE FOUND	CUT WIRE	GFE GARAGE FLOOR ELEVATION
CHISELED "X" MONUMENT SET	ROOF DRAIN	TOF TOP OF FOUNDATION ELEV.
CHISELED "X" MONUMENT FOUND	LIFT STATION	LOE LOWEST OPENING ELEV.
REBAR MONUMENT FOUND	SANITARY MANHOLE	CONCRETE
PK NAIL MONUMENT SET	SANITARY CLEANOUT	BITUMINOUS
PK NAIL MONUMENT FOUND	STORM MANHOLE	BUILDING SETBACK LINE
PK NAIL W/ ALUMINUM DISC	STORM DRAIN	C/TV CABLE TV
SURVEY CONTROL POINT	CATCH BASIN	RETAINING WALL
A/C UNIT	FLARED END SECTION	CONTOUR EXISTING
CABLE TV PEDESTAL	TREE CONIFEROUS	CONTOUR PROPOSED
ELECTRIC TRANSFORMER	TREE DECIDUOUS	GUARD RAIL
ELECTRIC MANHOLE	TREE CONIFEROUS REMOVED	DRAIN TILE
ELECTRIC METER	TELEPHONE MANHOLE	ELECTRIC UNDERGROUND
ELECTRIC OUTLET	TELEPHONE PEDESTAL	FENCE
YARD LIGHT	UTILITY MANHOLE	FO FIBER OPTIC UNDERGROUND
LIGHT POLE	UTILITY PEDESTAL	GAS UNDERGROUND
FIBER OPTIC MANHOLE	UTILITY VAULT	OVERHEAD UTILITY
FIRE DEPT. HOOK UP	WATERMAIN MANHOLE	TREE LINE
FLAG POLE	WATER METER	SANITARY SEWER
FUEL PUMP	WATER SPIGOT	STORM SEWER
FUEL TANK	MONITORING WELL	TELEPHONE UNDERGROUND
PROPANE TANK	CURB STOP	UTILITY UNDERGROUND
GAS METER	GATE VALVE	WATERMAIN
GAS VALVE	HYDRANT	TRAFFIC SIGNAL
GAS MANHOLE	IRRIGATION VALVE	RAILROAD TRACKS
GENERATOR	POST INDICATOR VALVE	RAILROAD SIGNAL
GUARD POST	SOLE BORING	RAILROAD SWITCH
HAND HOLE		SATELLITE DISH
MAIL BOX		WETLAND BUFFER SIGN

To: Zehnder Homes Inc. and Old Republic National Title Insurance Company:

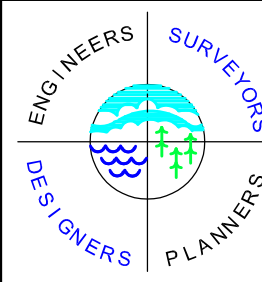
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 8, and 11 of Table A thereof. The field work was completed on March 30th, 2022.

Donal L. Schmidt

Date of Plat or Map: May 11th, 2022

Daniel L. Schmidt, PLS Minnesota License No. 26147

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SATHRE BERGQUIST INC.
14000 25TH ST. STUIE 120
PLYMOUTH, MN. 55391
(952) 476-6000

TWP:117-RGE.22-SEC.19
Hennepin County
MINNETONKA, MINNESOTA

**TREE SURVEY
DUNIBAR COURT**
PREPARED FOR:
ZEHNDER HOMES, INC.

FILE NO.

99595-141

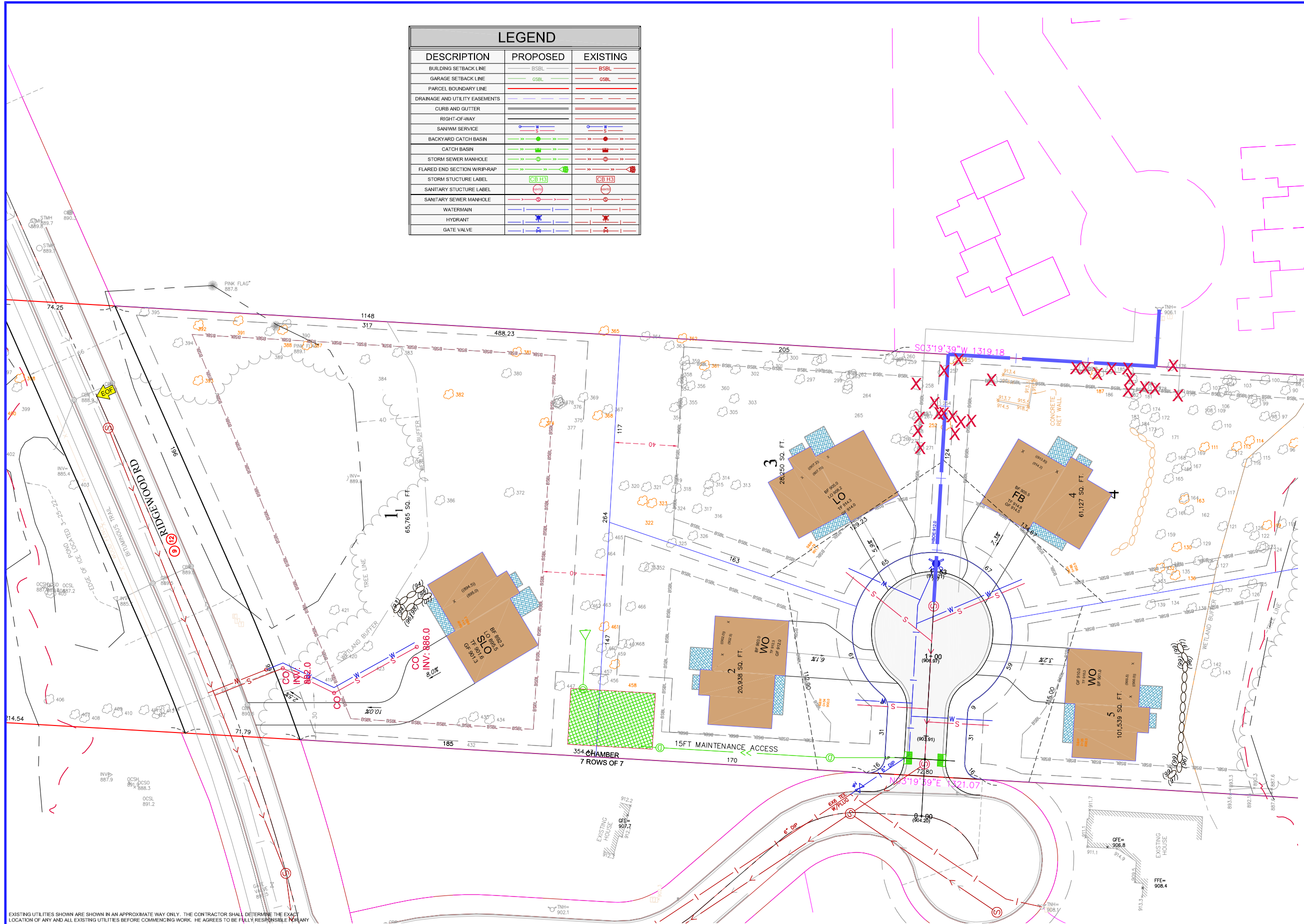
1

2

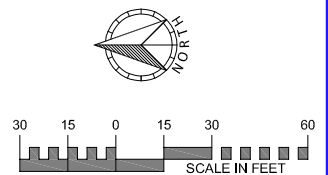
FIELD CREW	NO.	BY	DATE	REVISION
DMA K	1	EMW	5/6/2022	ADDED WETLAND BUFFER
DRAWN	2	CAW	8/11/2022	REVISE TREE TABLE
EMW				
CHECKED				
DLS				
DATE				
3-22-22				

Tree #	Species	DBH	Condition	Stems	Height	Significant	High Priority	Notes	Tree #	Species	DBH	Condition	Stems	Height	Significant	High Priority	Notes	Tree #	Species	DBH	Condition	Stems	Height	Significant	High Priority	Notes
1	Willow	5.5	Fair	1		Yes	No		159	Boxelder	85.0	Good	1		Yes	Yes		317	Boxelder	28.5	Fair	2		Yes	Yes	
2	Willow	22.5	Good	1		Yes	No		160	Boxelder	5.5	Dead	1		No	No		318	Boxelder	13.0	Fair	1		Yes	Yes	
3	Willow	13.5	Good	1		Yes	Yes		161	Boxelder	5.0	Good	1		Yes	No		319	Boxelder	14.5	Fair	1		Yes	Yes	
4	Hackberry	10.0	Good	1		Yes	Yes		162	Basswood	16.5	Fair	1		Yes	Yes		320	Maple, sugar	12.5	Good	1		Yes	Yes	
5	Boxelder	12.5	Fair	1		Yes	Yes		163	Boxelder	7.0	Poor	1		No	No	decay	321	Boxelder	27.5	Fair	1		Yes	Yes	
6	Boxelder	13.5	Fair	1		Yes	Yes		164	Boxelder	8.0	Good	1		Yes	No		322	Boxelder	6.5	Dead	1		No	No	
7	Boxelder	21.5	Good	1		Yes	Yes		165	Hackberry	7.0	Good	1		Yes	No		323	Boxelder	5.5	Dead	1		No	No	
8	Boxelder	9.5	Good	1		Yes	No		166	Boxelder	9.5	Fair	1		Yes	No		324	Boxelder	14.0	Good	1		Yes	Yes	
9	Boxelder	7.0	Poor	1		No	No	broken top	167	Boxelder	7.5	Good	1		Yes	No		325	Redcedar	10.0	Good	1	50	Yes	Yes	
10	Elm, red	10.0	Good	1		Yes	Yes		168	Boxelder	7.0	Fair	1		Yes	No		326	Redcedar	5.5	Good	1	25	Yes	No	
11	Elm, American	10.5	Good	1		Yes	Yes		169	Boxelder	8.5	Fair	1		Yes	No		327	Pine, Scots	19.0	Fair	1	90	Yes	Yes	
12	Boxelder	13.0	Good	1		Yes	Yes		170	Hackberry	9.0	Good	1		Yes	No		328	Elm, red	10.5	Good	1		Yes	Yes	
13	Boxelder	26.5	Poor	2		No	No	split, decay	171	Boxelder	10.0	Good	1		Yes	Yes		329	Cottonwood	26.0	Good	1		Yes	Yes	
14	Boxelder	21.0	Poor	1		No	No	cracked, leaner	172	Boxelder	8.0	Good	1		Yes	No		330	Boxelder	10.5	Poor	1		No	No	decay
15	Boxelder	10.5	Good	1		Yes	Yes		173	Boxelder	6.0	Good	1		Yes	No		331	Boxelder	6.0	Dead	1		No	No	
16	Elm, American	8.0	Fair	1		Yes	No		174	Boxelder	13.0	Good	1		Yes	Yes		332	Boxelder	9.5	Good	1		Yes	No	
17	Elm, American	6.0	Good	1		Yes	No		175	Boxelder	6.0	Good	1		Yes	No		333	Boxelder	7.5	Fair	1		Yes	No	
18	Boxelder	80.0	Poor	1		No	No	broken top	176	Boxelder	4.5	Good	1		Yes	No		334	Boxelder	5.0	Good	1		Yes	No	
19	Boxelder	11.5	Fair	1		Yes	Yes		177	Boxelder	12.0	Good	1		Yes	Yes		335	Boxelder	7.5	Good	1		Yes	No	
20	Boxelder	13.0	Good	1		Yes	Yes		178	Boxelder	8.0	Fair	1		Yes	No		336	Boxelder	5.5	Poor	1		No	No	decay
21	Boxelder	7.0	Poor	1		No	No	almost dead	179	Boxelder	6.5	Fair	1		Yes	No		337	Elm, American	8.0	Good	1		Yes	No	
22	Boxelder	11.0	Poor	1		No	No		180	Boxelder	5.5	Good	1		Yes	No		338	Elm, red	11.5	Good	1		Yes	Yes	
23	Boxelder	4.5	Fair	1		Yes	No		181	Boxelder	8.0	Fair	1		Yes	No		339	Elm, Siberian	34.0	Fair	1		Yes	Yes	
24	Boxelder	12.5	Good	1		Yes	Yes		182	Boxelder	6.5	Good	1		Yes	No		340	Redcedar	7.0	Good	1	25	Yes	Yes	
25	Boxelder	13.0	Fair	1		Yes	Yes		183	Boxelder	5.5	Good	1		Yes	No		341	Elm, American	14.5	Good	1		Yes	Yes	
26	Boxelder	10.5	Poor	1		No	No	broken	184	Boxelder	13.0	Good	1		Yes	Yes		342	Redcedar	9.0	Fair	1	40	Yes	Yes	
27	Boxelder	9.0	Good	1		Yes	No		185	Boxelder	5.5	Good	1		Yes	No		343	Elm, American	14.0	Good	1		Yes	Yes	
28	Boxelder	21.0	Poor	1		No	No	decay	186	Boxelder	12.0	Good	1		Yes	Yes		344	Ash, green	11.5	Good	1		Yes	Yes	
29	Boxelder	5.5	Fair	1		Yes	No		187	Boxelder	5.0	Dead	1		No	No		345	Boxelder	7.5	Good	1		Yes	No	
30	Boxelder	6.5	Dead	1		No	No		188	Boxelder	10.0	Good	1		Yes	Yes		346	Catalpa	18.5	Good	3		Yes	Yes	
31	Boxelder	12.5	Fair	1		Yes	Yes		189	Boxelder	5.0	Good	1		Yes	No		347	Redcedar	8.5	Good	1	35	Yes	Yes	
32	Basswood	82.0	Good	5		Yes	Yes		190	Boxelder	10.0	Good	1		Yes	Yes		348	Redcedar	3.0	Dead	1	18	No	No	
33	Boxelder	11.5	Good	1		Yes	Yes		191	Boxelder	7.0	Good	1		Yes	No		349	Redcedar	8.5	Good	1	40	Yes	Yes	
34	Boxelder	11.5	Good	1		Yes	Yes		192	Boxelder	5.0	Good	1		Yes	No		350	Ash, green	10.0	Good	1		Yes	Yes	
35	Boxelder	21.0	Good	1		Yes	Yes		193	Boxelder	4.0	Good	1		Yes	No		351	Redcedar	10.5	Good	1	45	Yes	Yes	
36	Boxelder	12.5	Good	1		Yes	Yes		194	Boxelder	4.5	Good	1		Yes	No		352	Boxelder	10.5	Good	2		Yes	Yes	
37	Boxelder	11.0	Good	1		Yes	Yes		195	Boxelder	7.5	Good	1		Yes	No		353	Boxelder	4.0	Good	1		Yes	No	
38	Boxelder	10.0	Fair	1		Yes	Yes		196	Boxelder	8.0	Good	1		Yes	No		354	Boxelder	12.0	Good	1		Yes	Yes	
39	Boxelder	14.5	Fair	1		Yes	Yes		197	Boxelder	8.0	Fair	1		Yes	No		355	Boxelder	10.5	Fair	1		Yes	Yes	
40	Boxelder	11.0	Good	1		Yes	Yes		198	Boxelder	6.5	Fair	1		Yes	No		356	Boxelder	14.0	Good	1		Yes	Yes	
41	Boxelder	7.5	Good	1		Yes	No		199	Boxelder	10.0	Good	1		Yes	Yes		357	Boxelder	13.0	Fair	1		Yes	Yes	
42	Boxelder	15.0	Good	1		Yes	Yes		200	Boxelder	19.0	Good	3		Yes	Yes		358	Boxelder	9.5	Fair	1		Yes	No	
43	Boxelder	13.0	Dead	1		No	No		201	Redcedar	9.0	Good	1	22	Yes	Yes		359	Boxelder	7.5	Good	1		Yes	No	
44	Boxelder	5.5	Good	1		Yes	No		202	Redcedar	17.0	Good	1	30	Yes	Yes		360	Elm, red	9.0	Good	1		Yes	No	
45	Boxelder	14.0	Good	1		Yes	Yes		203	Redcedar	3.5	Good	1	22	Yes	Yes		361	Elm, red	10.0	Poor	1		No	No	decay
46	Boxelder	19.5	Fair	1		Yes	Yes		204	Redcedar	5.0	Good	1	25	Yes	Yes		362	Boxelder	17.5	Poor	1		No	No	decay
47	Boxelder	15.5	Good	1		Yes	Yes		205	Elm, American	9.5	Dead	1		No	No		363	Boxelder	10.5	Fair	1		Yes	Yes	
48	Boxelder	13.5	Dead	1		No	No		206	Elm, American	11.0	Good	1		Yes	Yes		364	Boxelder	16.0	Fair	1		Yes	Yes	
49	Boxelder	17.5	Fair	1		Yes	Yes		207	Elm, American	5.5	Good	1		Yes	No		365	Boxelder	23.5	Poor	1		No	No	missing bark
50	Boxelder	6.0	Poor	1		No	No	decay	208	Boxelder	4.5	Dead	1		No	No		366	Butternut	11.0	Dead	1		No	No	
51	Boxelder	25.0	Good	1		Yes	Yes		209	Boxelder	11.5	Good	1		Yes	Yes		367	Elm, American	25.0	Good	2		Yes	Yes	
52	Boxelder	11.0	Good	1		Yes	Yes		210	Boxelder	4.0	Fair	1		Yes	No		368	Boxelder	11.5	Poor	1		No	No	dieback
53	Boxelder	8.0	Good	1		Yes	No		211	Hackberry	15.0	Good	1		Yes	Yes		369	Boxelder	33.0	Fair	2		Yes	Yes	
54	Boxelder	10.5	Good	1		Yes	Yes		212	Boxelder	5.0	Poor	1		No	No	half dead	370	Boxelder	18.0	Poor	2		No	No	borers, decay
55	Boxelder	7.5	Poor	1		No	No	missing top	213	Boxelder	6.5	Good	1		Yes	No		371	Spruce, white	13.5	Poor	1		No	No	disease
56	Boxelder	28.0	Fair	2		Yes	Yes		214	Boxelder	5.5	Good	1		Yes	No		372	Whitecedar	32.0	Good	3	28	Yes	Yes	
57	Boxelder	15.0	Good	1		Yes	Yes		215	Boxelder	7.5	Good	1		Yes	No		373	Maple, sugar	28.0	Poor	1		No	No	decay
58	Boxelder	10.5	Good	1		Yes	Yes		216	Boxelder	5.0	Good	1		Yes	No		374	Spruce, white	8.0	Poor	1		No	No	diseased
59	Ash, black	11.0	Good	1		Yes	Yes		217	Boxelder	4.5	Fair	1		Yes	No		375	Whitecedar	4.0	Fair	1	25	Yes	Yes	
60	Boxelder	5.0	Fair	1		Yes	No		218	Elm, American	17.0	Good	1		Yes	Yes		376	Whitecedar	5.0	Fair	1	25	Yes	Yes	
61	Ash, black	20.0	Poor	1		No	No	decay	219	Boxelder	11.5	Good	1		Yes	Yes		377	Whitecedar	3.5	Fair	1	25	Yes	Yes	
62	Boxelder	6.5	Poor	1		No	No	decay	220	Hackberry	11.0	Good	1		Yes	Yes		378	Whitecedar	4.0	Good	1	22	Yes	Yes	
63	Ash, black	14.5	Fair	1		Yes	Yes		221	Boxelder	8.0	Good	1		Yes	No		379	Whitecedar	5.0	Good	1	25	Yes	Yes	
64	Ash, black	11.0	Good	1		Yes	Yes		222	Elm, red	11.0	Good	1		Yes	Yes		380	Maple, sugar	27.5	Fair	1		Yes	Yes	
65	Ash, black	4.0	Fair	1		Yes	No		223	Boxelder	7.9	Good	1		Yes	No		381	Spruce, white	11.0	Dead	1	30	No	No	
66	Ash, black	9.5	Good	1		Yes	No		224	Boxelder	7.5	Good	1		Yes	No		382	Birch, paper	29.5	Poor	1		No	No	decay
67	Ash, black	8.0	Good	1		Yes	No		225	Boxelder	11.0	Good	1		Yes	Yes		383	Spruce, white	15.0	Fair	1	50	Yes	Yes	
68	Ash, black	15.0	Good	1		Yes	Yes		226	Elm, red	8.0	Good	1		Yes	No		384	Boxelder	8.0	Good	1		Yes	No	
69	Ash, black	11.5	Good	1		Yes	Yes		227	Redcedar	4.5	Good	1	25	Yes	Yes		385	Honeylocust	19.0	Fair	1		Yes	Yes	
70	Ash, black	13.5	Good	1		Yes	Yes		228	Redcedar	6.5	Good	1	25	Yes	Yes		386	Crabapple	23.0	Fair	1		Yes	Yes	
71	Ash, black	9.0	Good	1		Yes	No		229	Redcedar	6.0	Good	1	25	Yes	Yes										

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWV SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-RAP		
STORM STRUCTURE LABEL	(CB H3)	(CB H3)
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



ALTERNATE UTILITY PLAN 1
 MINIMUM 25 ADDITIONAL TREES
 REMOVED - 9 HIGH PRIORITY



DRAWING NAME	NO.	BY	DATE	REVISION
RIDGEVIEW	1	CAW	8/11/2022	REVISE GRADING - STORM
DRAWN	2	CAW	8/16/2022	EXTEND STREET
CAW				
CHECKED				
CAW				
DATE				
06/03/22				

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

Charles A. Wiemerslage
 CHARLES A. WIEMERSLAGE, P.E.
 Date: 06/03/2022 Lic. No. 49180

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 14000 25TH AVENUE NORTH, SUITE 120
 PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.

MINNETONKA,
 MINNESOTA

ALTERNATE UTILITY PLAN
 DUNIBAR COURT
 ZEHNDER HOMES, INC.

FILE NO.
 99595-141

ALT
 ALT