

NOT FOR  
CONSTRUCTION

# Preliminary Site Development Plans for Bren Road Multifamily Minnetonka, Minnesota

Presented by:  
**Greystar**

**CONSULTANT CONTACT LIST:**

**DEVELOPER/OWNER**  
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NDDODINGTON@GREYSTAR.COM  
CONTACT: NED DODINGTON

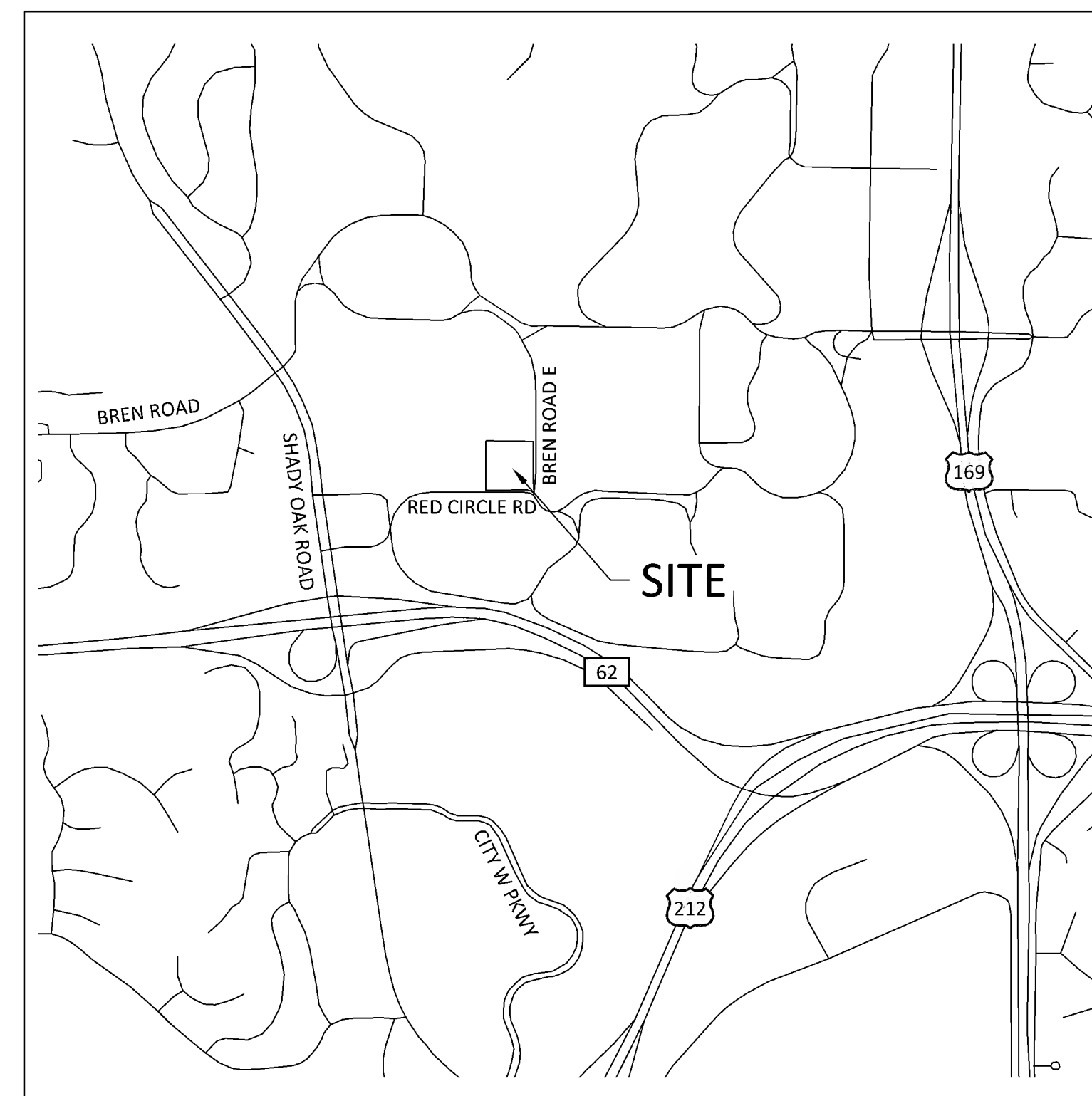
**CIVIL ENGINEER**  
SAMBATEK  
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MINNETONKA, MN 55343  
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**GEOTECHNICAL**  
BRAUN INTERTEC CORPORATION  
11001 HAMPSHIRE AVENUE S  
MINNEAPOLIS, MN 55438  
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BROUNSVILLE@BRAUNINTERTEC.COM  
CONTACT: BRANDON ROUNSVILLE

**LANDSCAPE ARCHITECT**  
URBAN ECOSYSTEMS  
2500 UNIVERSITY AVE W, #C8  
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TEL 952-818-4468  
RYAN@URBANECOSYSTEMS.COM  
CONTACT: RYAN HERM



VICINITY MAP  
NO SCALE



**BENCHMARKS**

BM NO. 1  
TOP NUT HYDRANT, SOUTHEAST CORNER OF SITE  
ELEV.=913.98

BM NO. 2  
TOP NUT HYDRANT, NORTHEAST CORNER OF SITE  
ELEV.=896.05

**SHEET INDEX**

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C9.01	DETAILS
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L1.01	TREE INVENTORY

**GOVERNING SPECIFICATIONS**

CITY OF MINNETONKA WATER RESOURCES MANAGEMENT PLAN  
CITY ENGINEER'S ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS (2018)  
MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2020 EDITION)

LAND USE  
APPLICATION  
SUBMITTAL  
12/06/2022

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09/19/22

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51166  
PROJECT NUMBER

TLL BWF  
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KEY PLAN

BREN ROAD  
MULTIFAMILY

TITLE SHEET

**C1.01**

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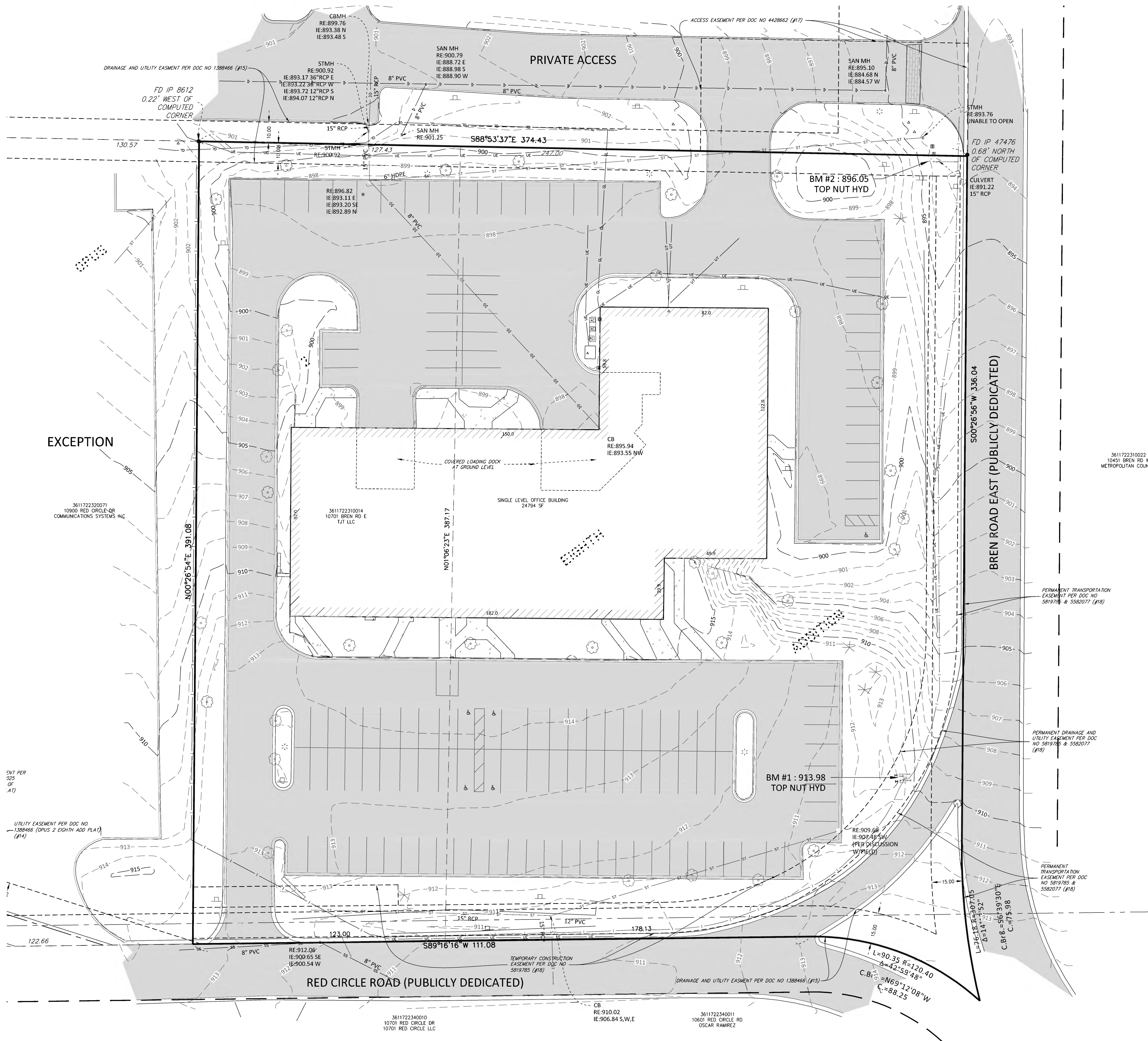
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EXISTING CONDITIONS  
**C2.01**



**LEGEND**

● FOUND MONUMENT	— WATERMAIN	--- EASEMENT LINE
□ SET MONUMENT MARKED	— SANITARY SEWER	--- SETBACK LINE
⊗ ELECTRIC METER	— FORCEMAIN (SAN.)	--- RESTRICTED ACCESS
⊙ LIGHT	— STORM SEWER	— CONCRETE CURB
⊕ AIR CONDITIONER	— FLARED END SECTION	— BUILDING LINE
⊖ GUY ANCHOR	— TELEPHONE PEDESTAL	— BUILDING CANOPY
⊗ HANDICAP STALL	— TELEPHONE PEDESTAL	□ STANDARD DUTY ASPHALT PAVING
⊙ UTILITY POLE	— ELECTRIC TRANSFORMER	□ BITUMINOUS SURFACE
⊙ POST	— GAS METER	□ CONCRETE SURFACE
⊙ SIGN	— OVERHEAD WIRE	□ LANDSCAPE SURFACE
	— CHAIN LINK FENCE	
	— IRON FENCE	
	— WIRE FENCE	
	— WOOD FENCE	

**DESCRIPTION**

Parcel 1:  
Lot 5 and that part of Lot 6, which lies Easterly of the following described line: Beginning at a point on the South line of said Lot 6 distant 123.00 feet Westerly from the Southeast corner of said Lot 6; thence North 1 degree, 09 minutes, 15 seconds East, a distance of 391.08 feet to a point on the North line of said Lot 6, distant 127.43 feet Westerly from the Northeast corner of said Lot 6 and said line there terminating;  
All in Block 1, Opus 2 Eighth Addition, Hennepin County, Minnesota  
Torrens Property Certificate of Title No. 1211616

Parcel 2:  
Permanent easement for pedestrian and vehicular access and ingress and egress for the benefit of Parcel 1 as set forth in that certain Easement Agreement dated September 20, 2007, recorded September 21, 2007, as Document No. 4428662 (T).

**PROPERTY SUMMARY**

- The subject property address is 10701 Bren Road East, the property identification number is 3611722310014.
- The gross area of the subject property is 3.328 acres or 144,986 square feet.
- The subject property is zoned xxx, per xxx.
- The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.

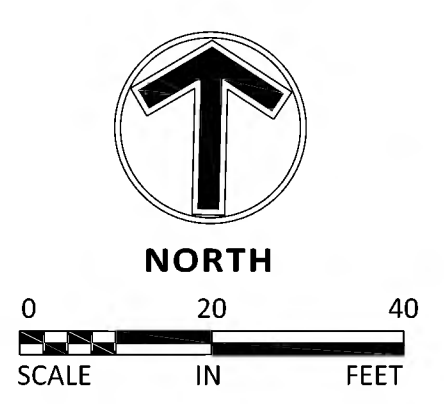
**BENCHMARKS**

The vertical datum is based on NAVD88.

Benchmark #1	Top Nut Hydrant, Southeast corner of site	elev. = 913.98
Benchmark #2	Top Nut Hydrant, Northeast corner of site	elev. = 896.05

**SURVEY NOTES**

- The bearing system is based on the Hennepin County coordinate system, NAD83 (1986 Adjust), with an assumed bearing of South 00 degrees 26 minutes 56 seconds West for the east line of Lot 5, Block 1, Opus 2 Eighth Addition, Section 36, Township 117, Range 22.
- Field work was completed on 05/24/2022.



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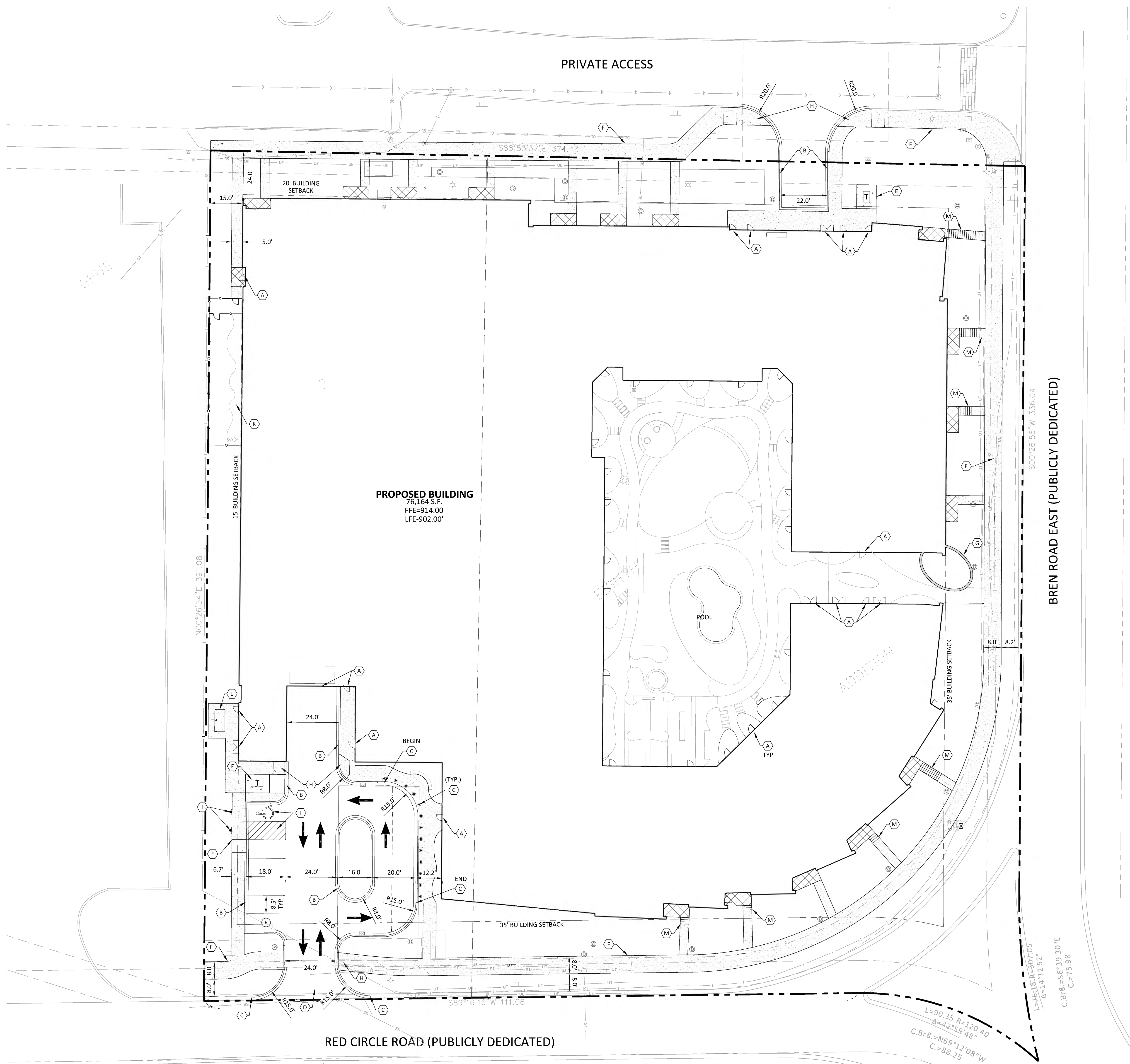
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KEY PLAN

BREN ROAD  
MULTIFAMILY

SITE PLAN

**C3.01**



**LEGEND**

PROPOSED	EXISTING	BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING

**DEVELOPMENT SUMMARY**

AREA	
SITE AREA	137,635 SF 3.16 AC
BUILDING UNITS	275 UNITS
DENSITY	87 UNITS/AC
OPEN SPACE REQUIRED (300 SF / UNIT)	82,500 SF
OPEN SPACE PROVIDED	35,290 SF
ZONING	
EXISTING ZONING	I-1
PROPOSED ZONING	PUD
SETBACKS	
FRONT YARD	35 FT
SIDE/REAR WEST	15 FT
SIDE/REAR NORTH	20 FT
PARKING	
PARKING REQUIRED (2 SPACES/UNIT, 1 TO BE ENCLOSED)	550 TOTAL
	275 ENCLOSED
PARKING PROVIDED SURFACE ENCLOSED	401
	6
	395

**DEVELOPMENT NOTES**

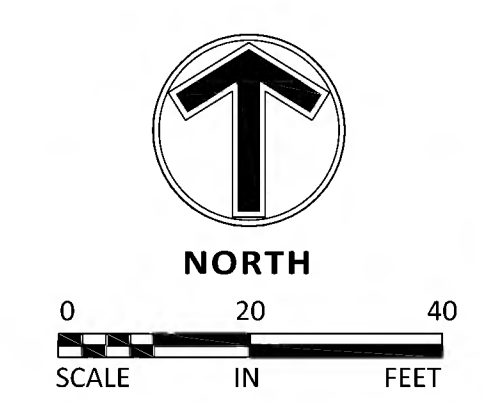
- NOTES PLACEHOLDER

**KEY NOTES**

- BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
- B-612 CONCRETE CURB AND GUTTER
- FLAT CURB AND GUTTER
- CONCRETE APRON
- TRANSFORMER
- CONCRETE SIDEWALK
- RETAINING WALL
- ADA ACCESS LOCATION
- ACCESSIBLE STALL STRIPING
- ACCESSIBLE PARKING SIGN
- DOG RUN
- GENERATOR
- STAIRS WITH HANDRAILS
- BOLLARDS

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND REPORTING OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (Gopher State One for MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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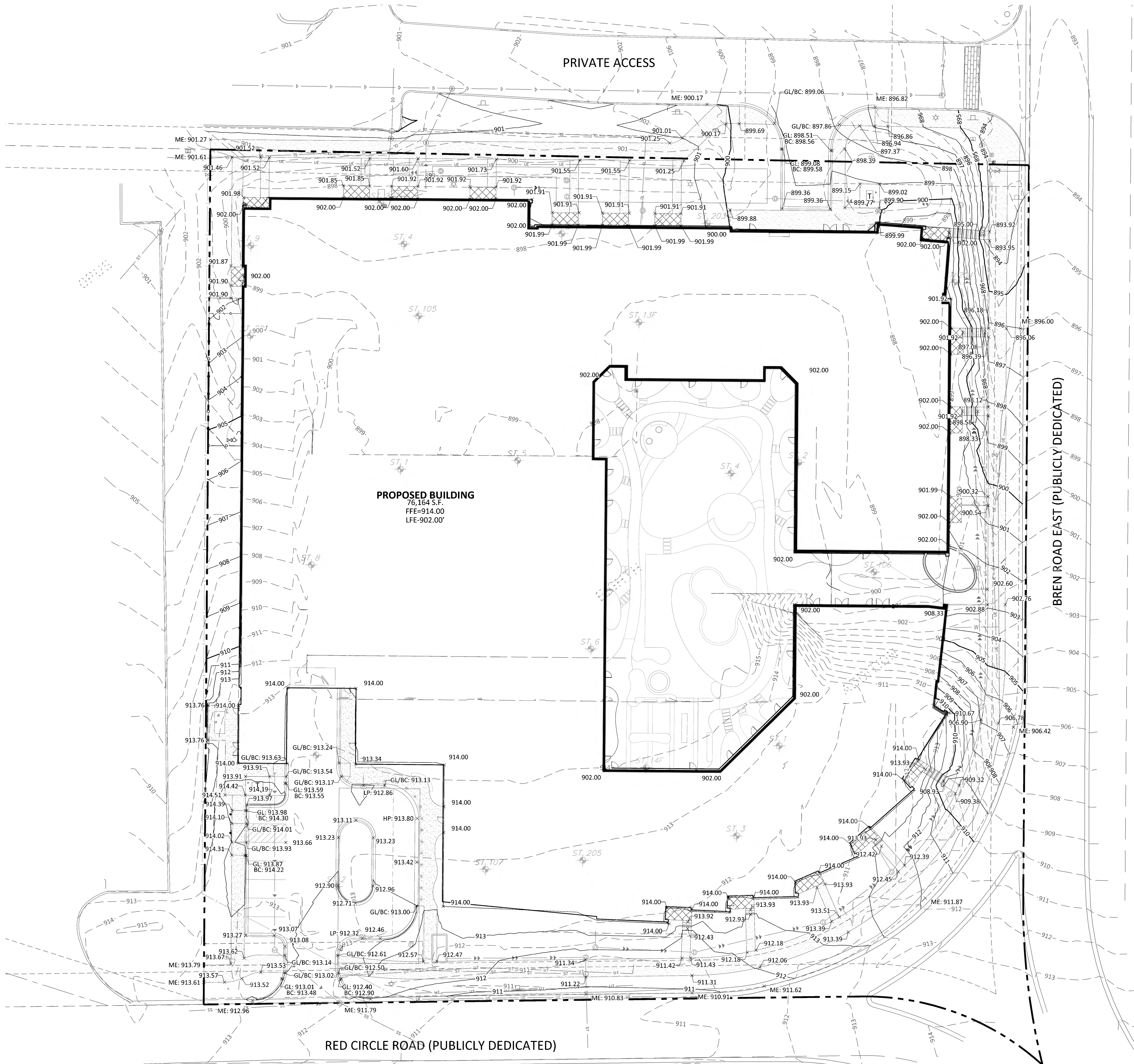
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KEY PLAN

BREN ROAD  
MULTIFAMILY

GRADING PLAN

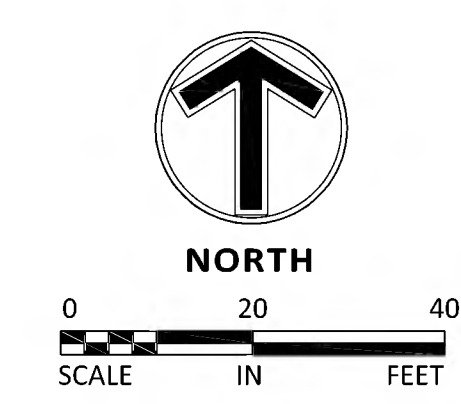
**C4.01**



PROPOSED	EXISTING	BOUNDARY LINE	CONCRETE PAVING
(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	(Symbol)	(Symbol)
(Symbol)	(Symbol)	(Symbol)	(Symbol)

**GRADING NOTES**  
1. GRADING NOTES PLACE HOLDER

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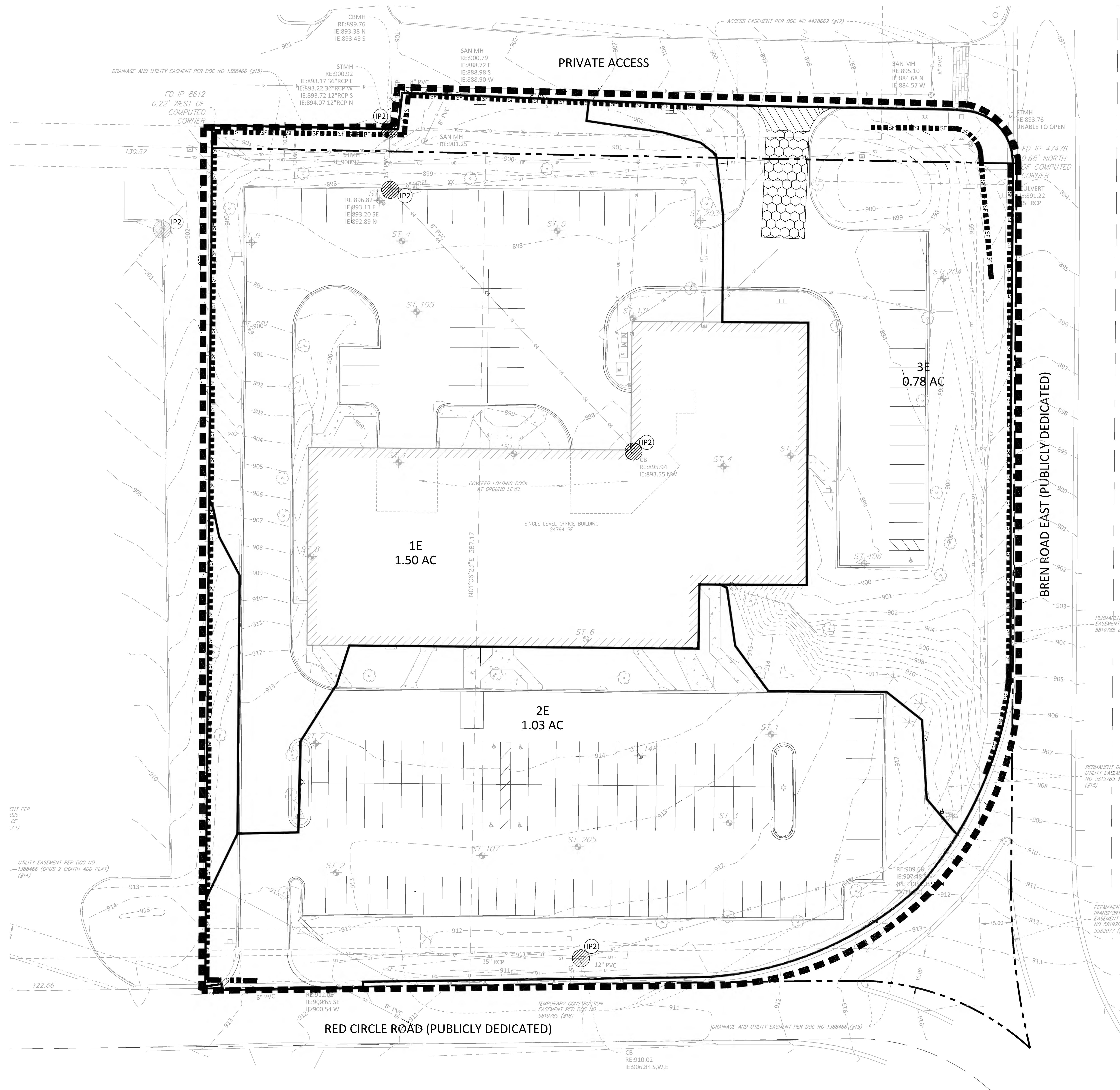
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BREN ROAD  
MULTIFAMILY  
PHASE I EROSION  
CONTROL PLAN

**C5.01**



**LEGEND**

<b>PROPOSED</b>	<b>EXISTING</b>	
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		CONTOUR
		RIPRAP
		OVERFLOW ELEV.
		BIO-ROLL
		SILT FENCE
		SILT DIKE
		LIMITS OF DISTURBANCE
		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY SEDIMENT BASIN
		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)
		TEMPORARY STORAGE AND PARKING AREA

**EROSION CONTROL MATERIALS QUANTITIES**

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1,065
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	0
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	0
INLET PROTECTION DEVICE (IP-2)	UNIT	6

\* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

**NOTE TO CONTRACTOR**

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

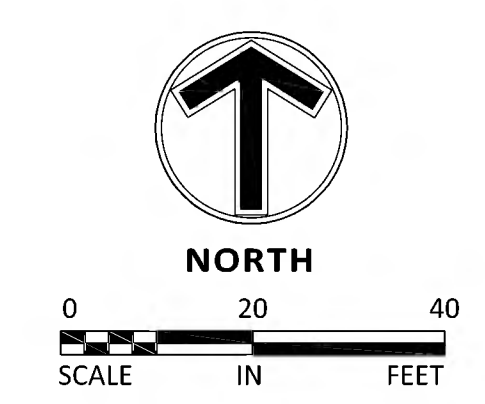
**SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE**

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
TEMPORARY CONTROL MEASURES																			
STRIP & STOCKPILE TOPSOIL																			
ROUGH GRADE / SEDIMENT CONTROL																			
TEMPORARY CONSTRUCTION ROADS																			
FOUNDATION / BUILDING CONSTRUCTION																			
SITE CONSTRUCTION																			
PERMANENT CONTROL STRUCTURES																			
FINISH GRADING																			
LANDSCAPING / SEED / FINAL STABILIZATION																			
STORM FACILITIES																			

NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

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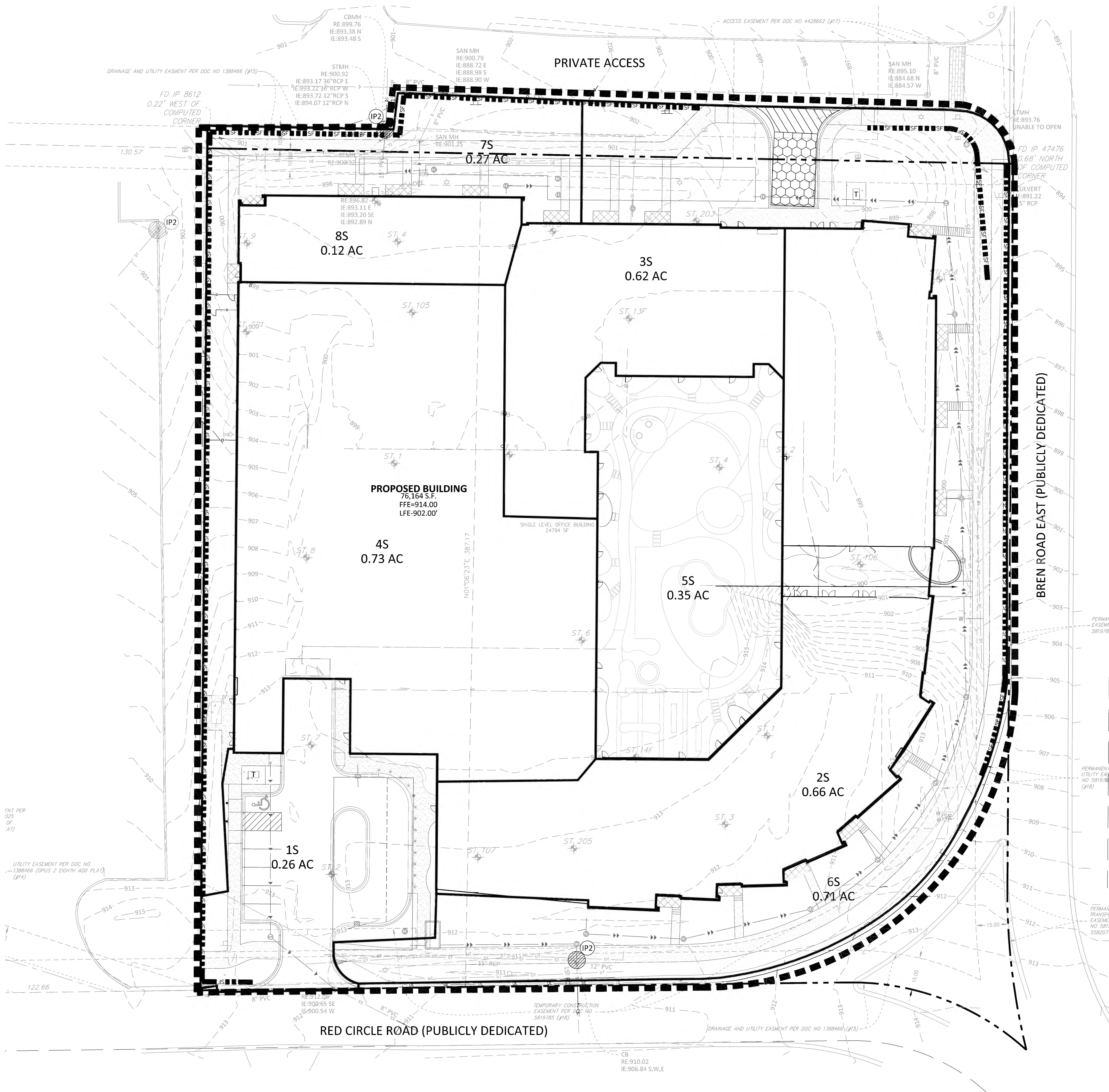
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KEY PLAN

BREN ROAD  
MULTIFAMILY  
PHASE II EROSION CONTROL PLAN

**C5.02**



**LEGEND**

PROPOSED	EXISTING	DESCRIPTION
		CONCRETE CURB
		STORM SEWER
		DRAIN TILE
		CONTOUR
		RIPRAP
		OVERFLOW ELEV.
		BIO-ROLL
		SILT FENCE
		SILT DIKE
		LIMITS OF DISTURBANCE
		SOIL BORING
		DIRECTION OF OVERLAND FLOW
		TEMPORARY DIVERSION DITCH
		CHECK DAM
		LIMITS OF DRAINAGE SUB-BASIN
		INLET PROTECTION DEVICE
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY SEDIMENT BASIN
		TEMPORARY STABILIZATION MEASURES (SEED, MULCH, MATS OR BLANKETS AS OUTLINED IN THE SWPPP)
		TEMPORARY STORAGE AND PARKING AREA

**EROSION CONTROL MATERIALS QUANTITIES**

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	1,064
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	0
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	0
INLET PROTECTION DEVICE (IP-2)	UNIT	3

\* REFER TO SHEET C5.03 FOR GENERAL NOTES, MAINTENANCE NOTES, LOCATION MAPS, AND STANDARD DETAILS

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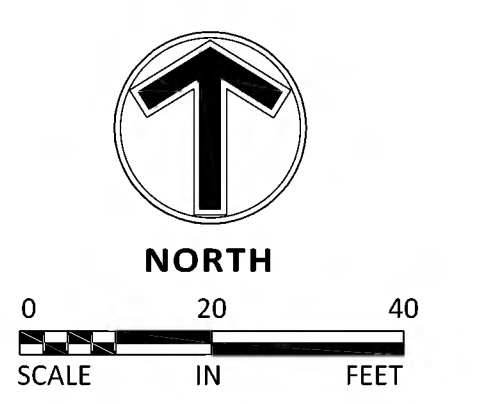
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www.esgarch.com



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Minnetonka, MN 55343  
763.476.6010 telephone

Engineering | Surveying | Planning | Environmental

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 professional ENGINEER under the laws of the state of Minnesota.

Brian W. Frank  
Registration No. 52728 Date: MM/DD/YYYY  
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

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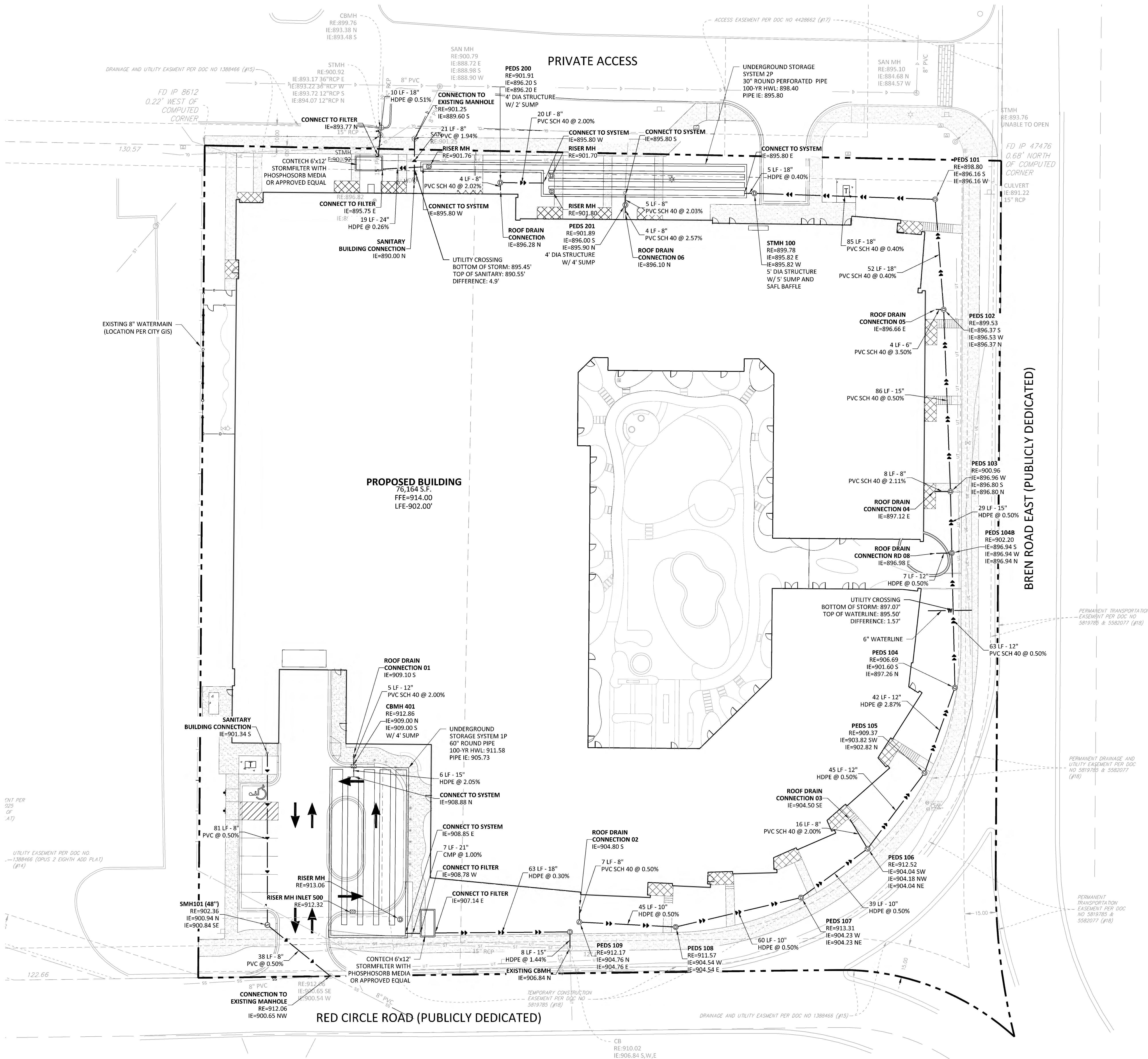
**BREN ROAD  
MULTIFAMILY**

UTILITY PLAN

**C6.01**

LEGEND	
PROPOSED	EXISTING

**UTILITY CONSTRUCTION NOTES**  
1. UTILITY CONSTRUCTION NOTES HOLDER



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IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

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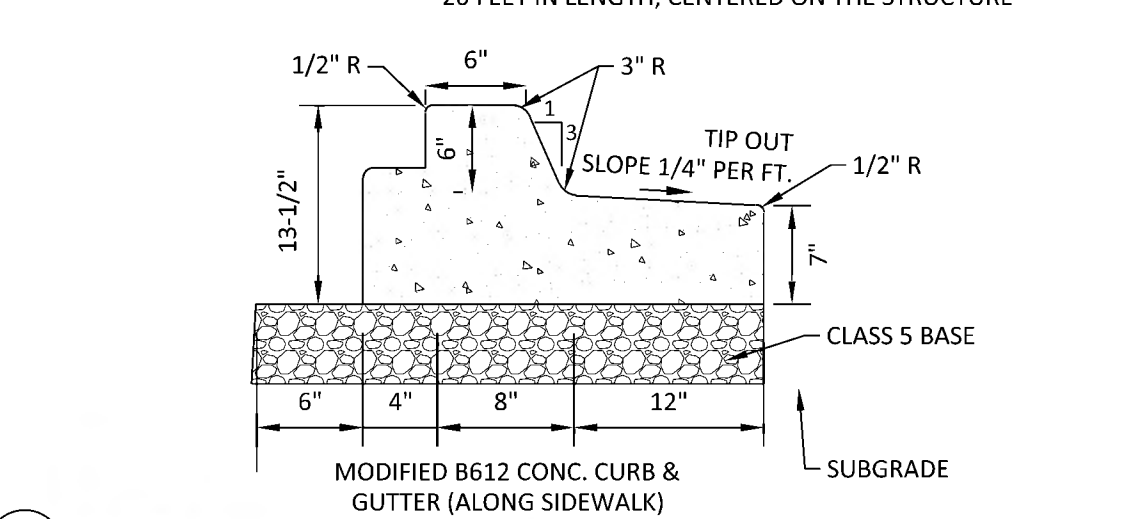
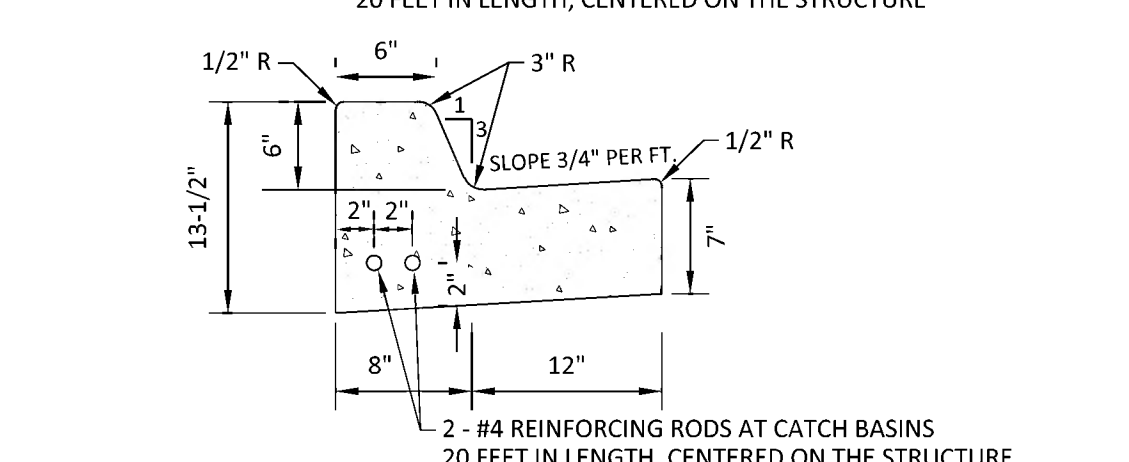
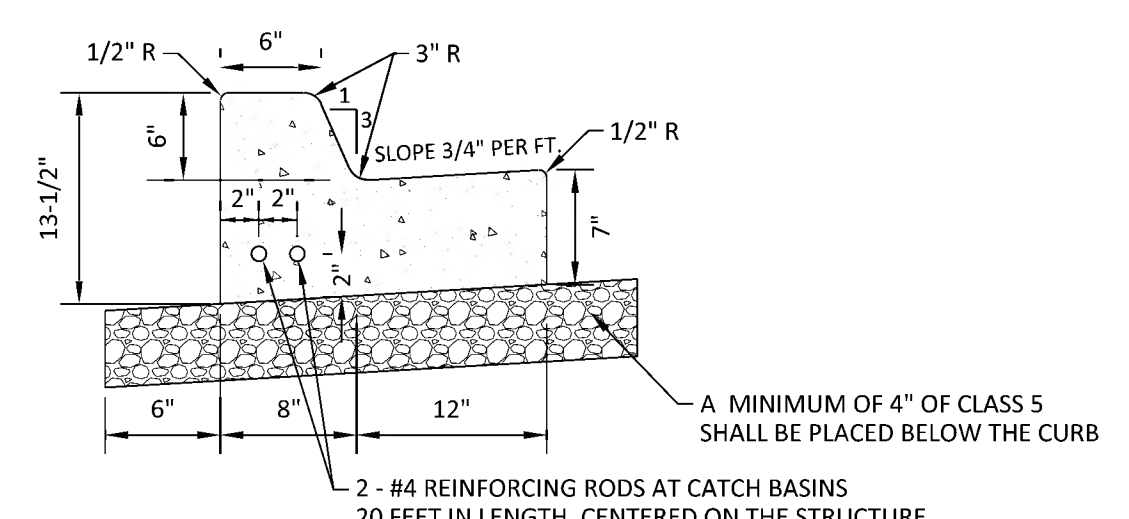
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KEY PLAN

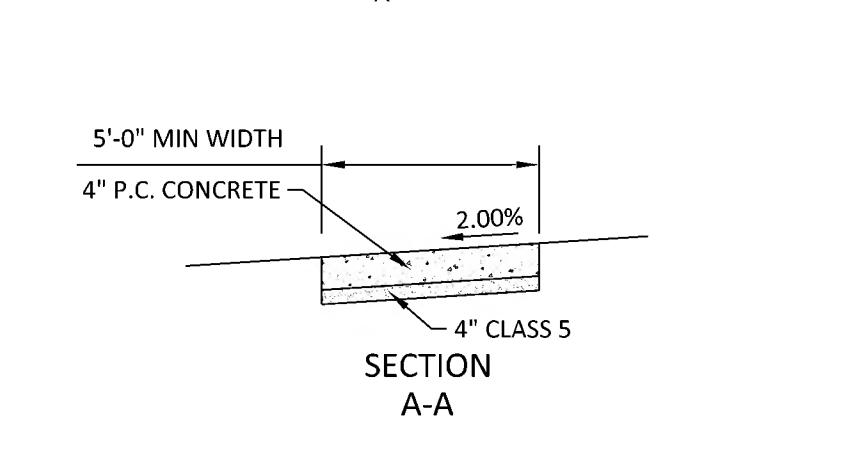
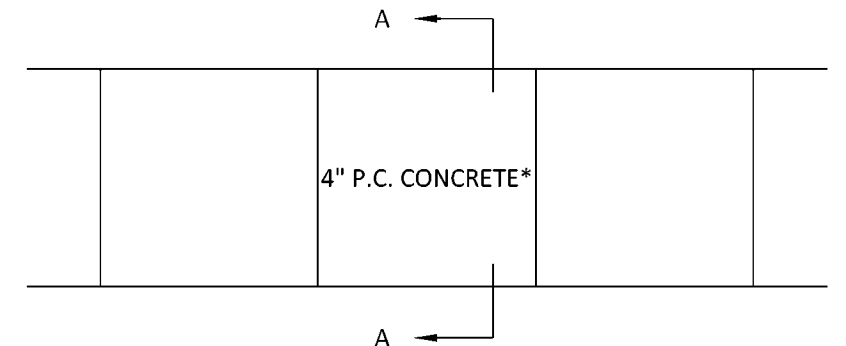
BREN ROAD  
MULTIFAMILY

DETAILS

**C9.01**



**01 B612 CONCRETE CURB & GUTTER**  
N.T.S.

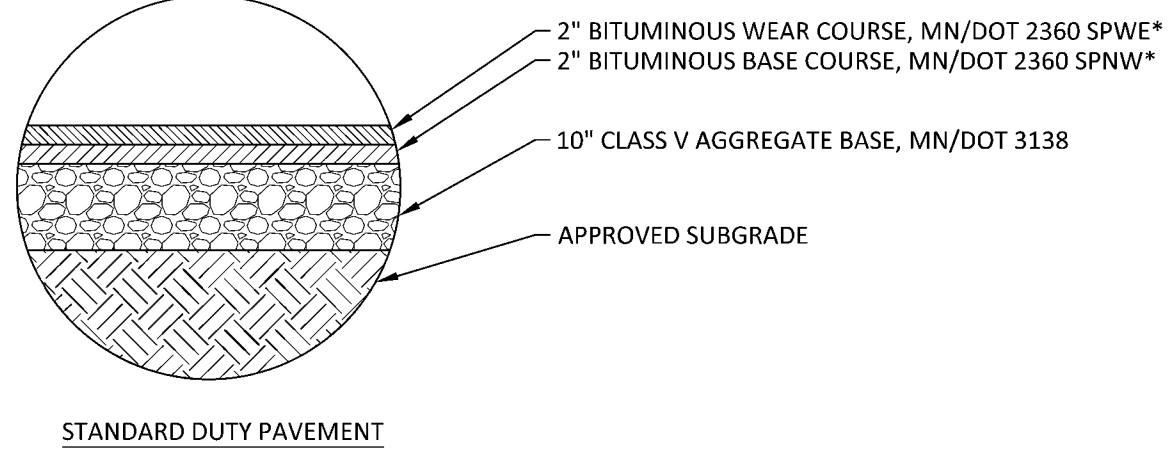


**GENERAL NOTES FOR CONCRETE CONSTRUCTION:**

- THE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF MN/DOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
- SIDEWALK CONTROL JOINTS SHALL BE LOCATED AT 5 FEET ON CENTER. SIDEWALK EXPANSION JOINTS SHALL BE LOCATED AT A MAXIMUM OF 100 FEET ON CENTER, AND WHERE SIDEWALK ABUTS CURB, STRUCTURES, AND OTHER FIXED OBJECTS. SEAL ALL EXPANSION JOINTS. BROOM FINISH SHALL BE PERPENDICULAR TO THE LINE OF TRAFFIC.

\*THE THICKNESS SHALL BE INCREASED TO A MINIMUM DEPTH OF INCHES AT DRIVEWAY CROSSINGS.

**02 CONCRETE SIDEWALK**  
N.T.S.



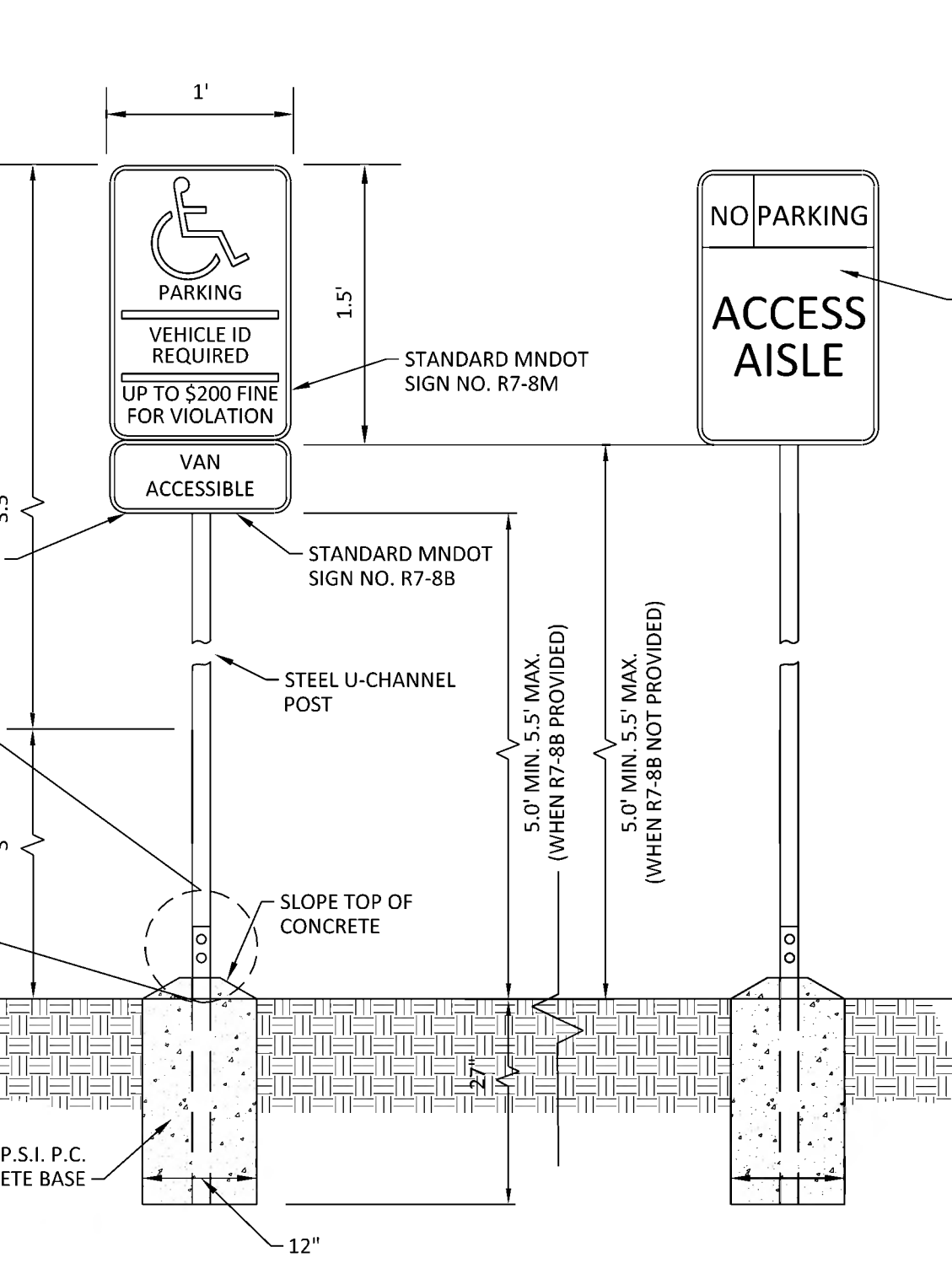
**STANDARD DUTY PAVEMENT**

NOTES:

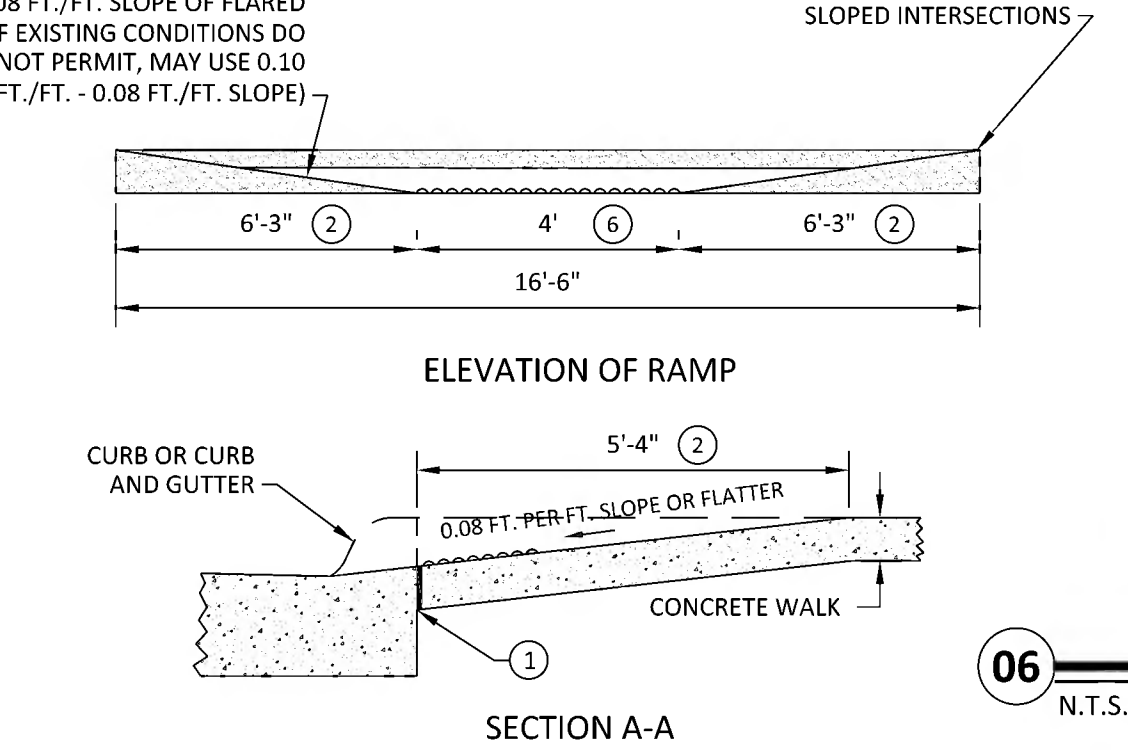
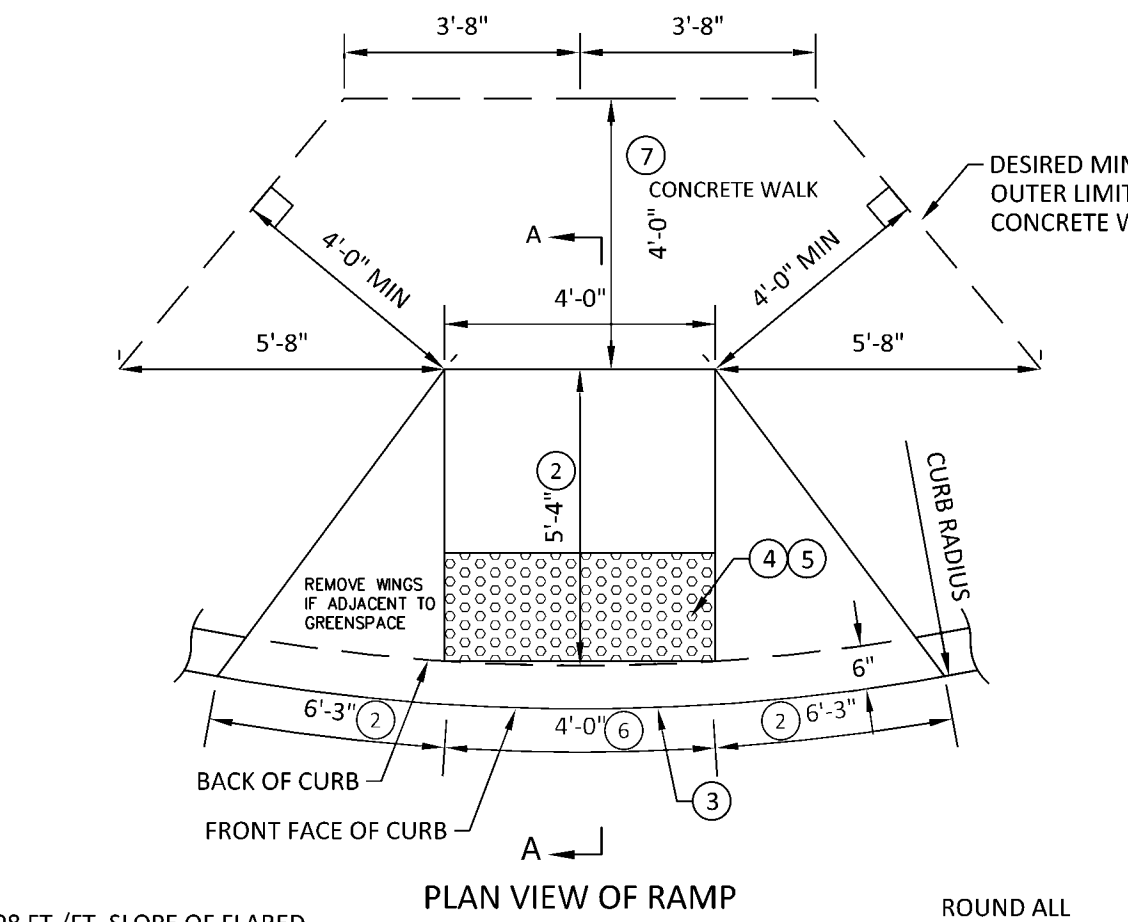
- THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MN/DOT "STANDARD SPECIFICATION FOR CONSTRUCTION", AND ALSO THE REQUIREMENTS OF THE OWNER'S GEOTECHNICAL CONSULTANT.
- ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.
- MN/DOT SPEC. 2353 BITUMINOUS TACK COAT SHALL BE PLACED BETWEEN SUCCESSIVE BITUMINOUS LIFTS AND AGAINST ABUTTING CONCRETE CURB EDGES.

\* REFER TO BITUMINOUS MIX DESIGN REQUIREMENT PROVIDED BY THE GEOTECHNICAL CONSULTANT

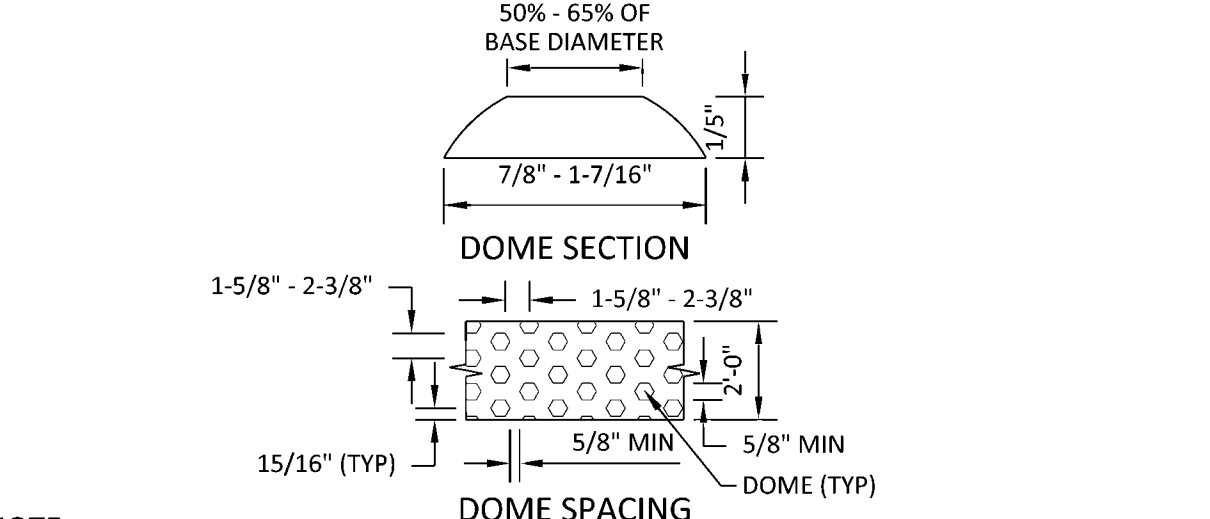
**04 PAVEMENT SECTIONS**  
N.T.S.



**05 BREAKAWAY ACCESSIBLE PARKING SIGN**  
N.T.S.



**06 PEDESTRIAN CURB RAMP**  
N.T.S.

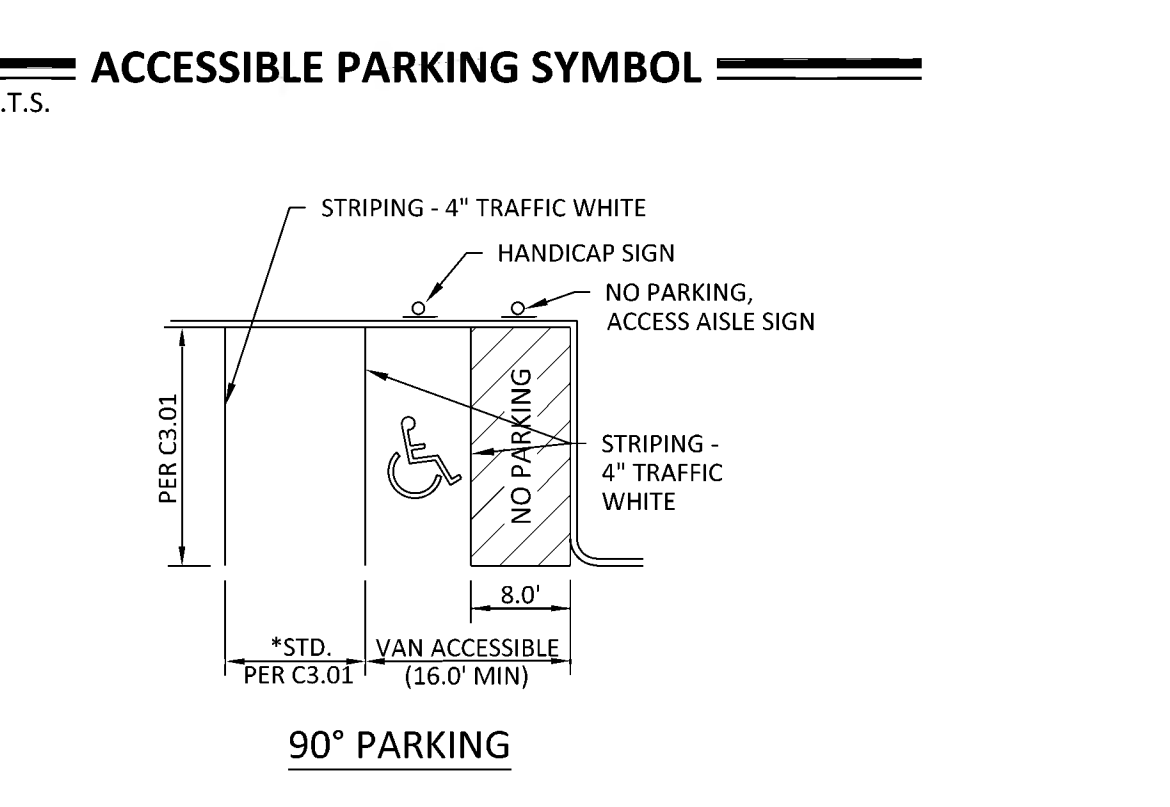
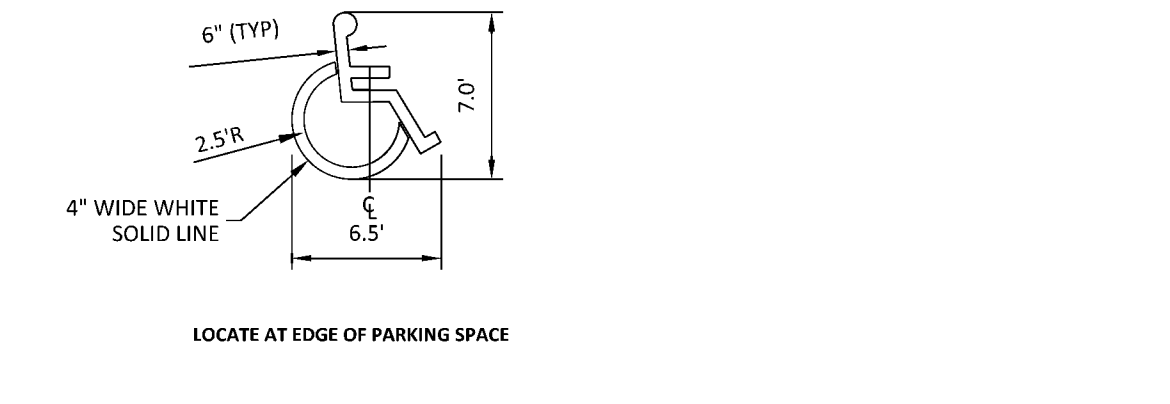


**NOTE:**

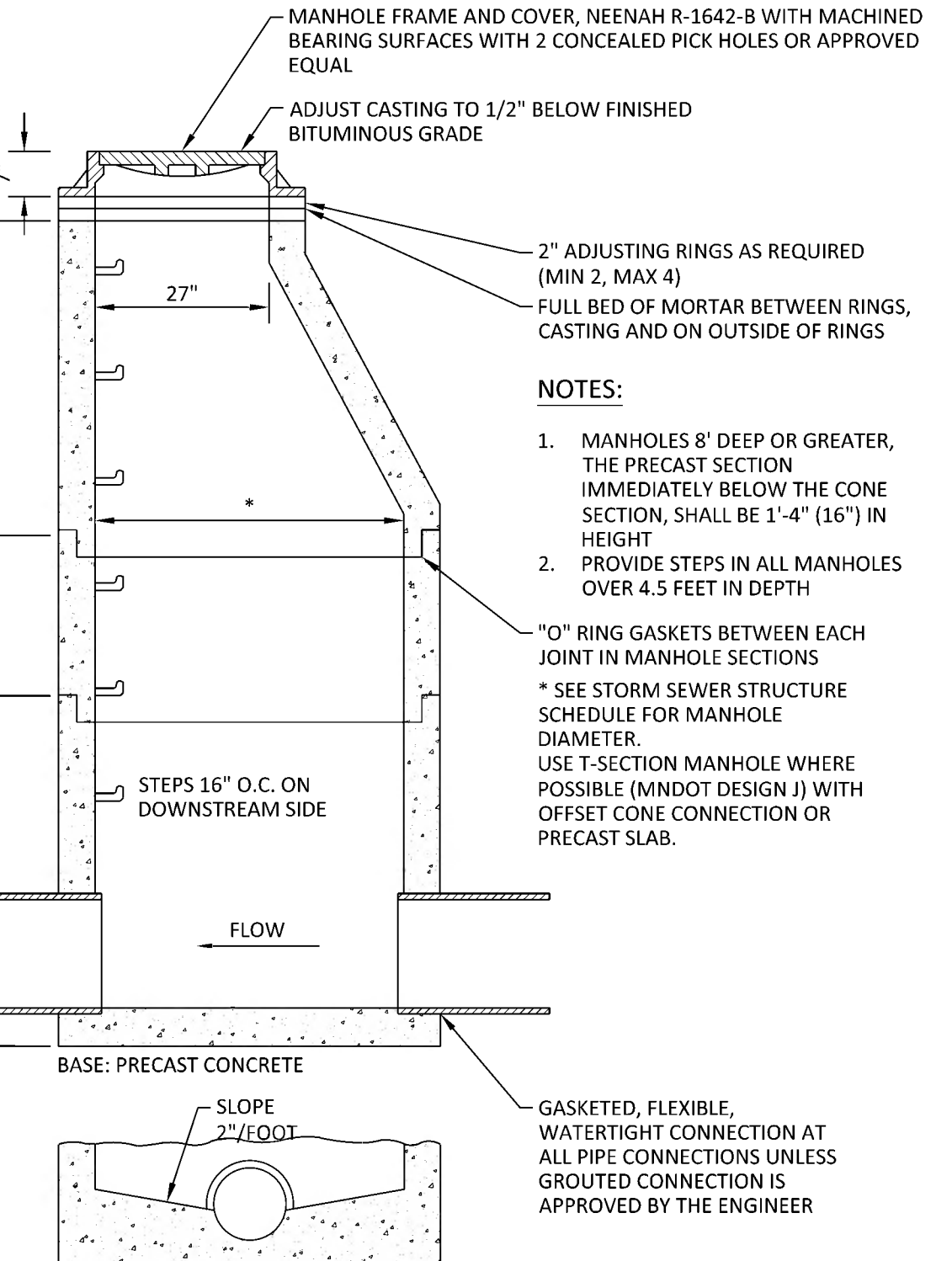
THE CURB AND CURB TRANSITION ON THE RAMP WILL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB OR CONCRETE CURB AND GUTTER. THE RAMP AREA WILL BE PAID AS SQUARE FEET OF CONCRETE WALK, UNLESS SPECIFIED OTHERWISE. THE TRUNCATED DOME AREA WILL BE CONSIDERED INCIDENTAL.

- 1/2 INCH PREFORMED JOINT FILLER MATERIAL, ASHTO M 213.
- VARIES WITH CURB HEIGHT. EXAMPLE SHOWN IS FOR 6" CURB HEIGHT.
- 6" TO 8" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/TRUNCATED DOME AREA FROM THE FRONT FACE OF CURB.
- ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2" MIN. IN DIRECTION OF TRAVEL AND SHALL EXCEED THE FULL WIDTH (3" OR 4" TYP.) OF THE CURB RAMP. THIS 2" BY 3" OR 4" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE A LIGHT COLOR (LIGHT GRAY, WHITE, OR YELLOW) WHEN THE ADJACENT SIDEWALK IS A DARK COLOR. THE ENTIRE TRUNCATED DOME AREA SHALL BE A DARK COLOR (RED, BLACK, DARK GRAY, OR BRIGHT YELLOW) WHEN THE ADJACENT SIDEWALK IS A "WHITE" OR LIGHT GRAY CEMENT COLOR.
- THE TRUNCATED DOME AREA MAY BE EITHER GRANITE PANEL OR STAMPED CONCRETE, INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. GRANITE PANELS SHALL BE 2" NOMINAL THICKNESS WITH SANDED TEXTURED FINISH, FREE OF ANY CRACKS, CHIPS OR COLOR DEFORMATIONS. STAMPED CONCRETE SHALL MEET REQUIREMENTS OF 3036 CONCRETE MIX AND HAVE INTEGRATED HOMOGENEOUS COLORING.
- 4" O" FOR NEW CONSTRUCTION. 3" O" ALLOWED FOR RETROFITS OR PRESERVATION PROJECTS.
- PROVIDE A 4" X 4" LANDING BEHIND THE PEDESTRIAN RAMP. SLOPING A MAXIMUM OF 2% IN ANY DIRECTION.

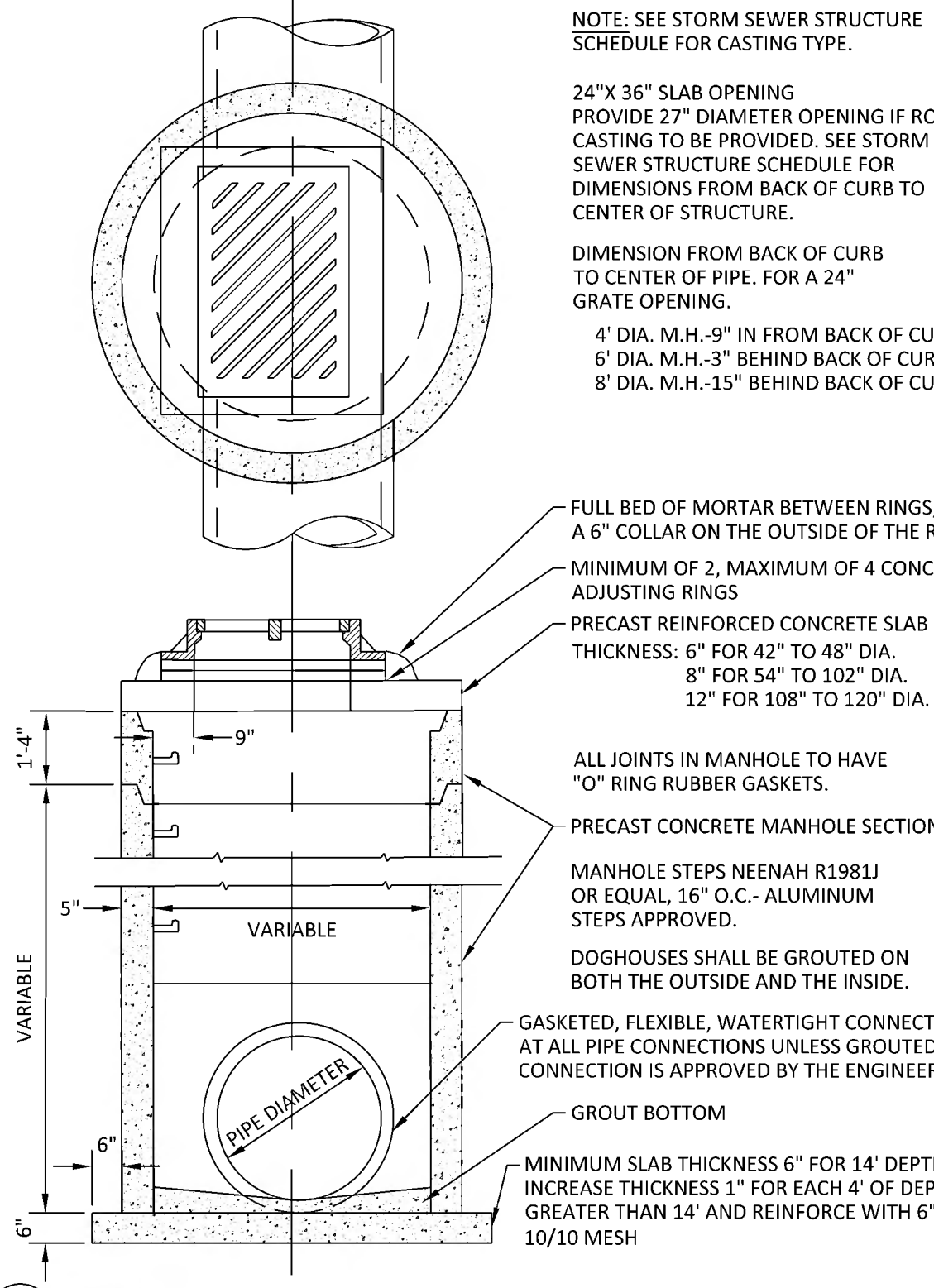
**07 ACCESSIBLE PARKING SYMBOL**  
N.T.S.



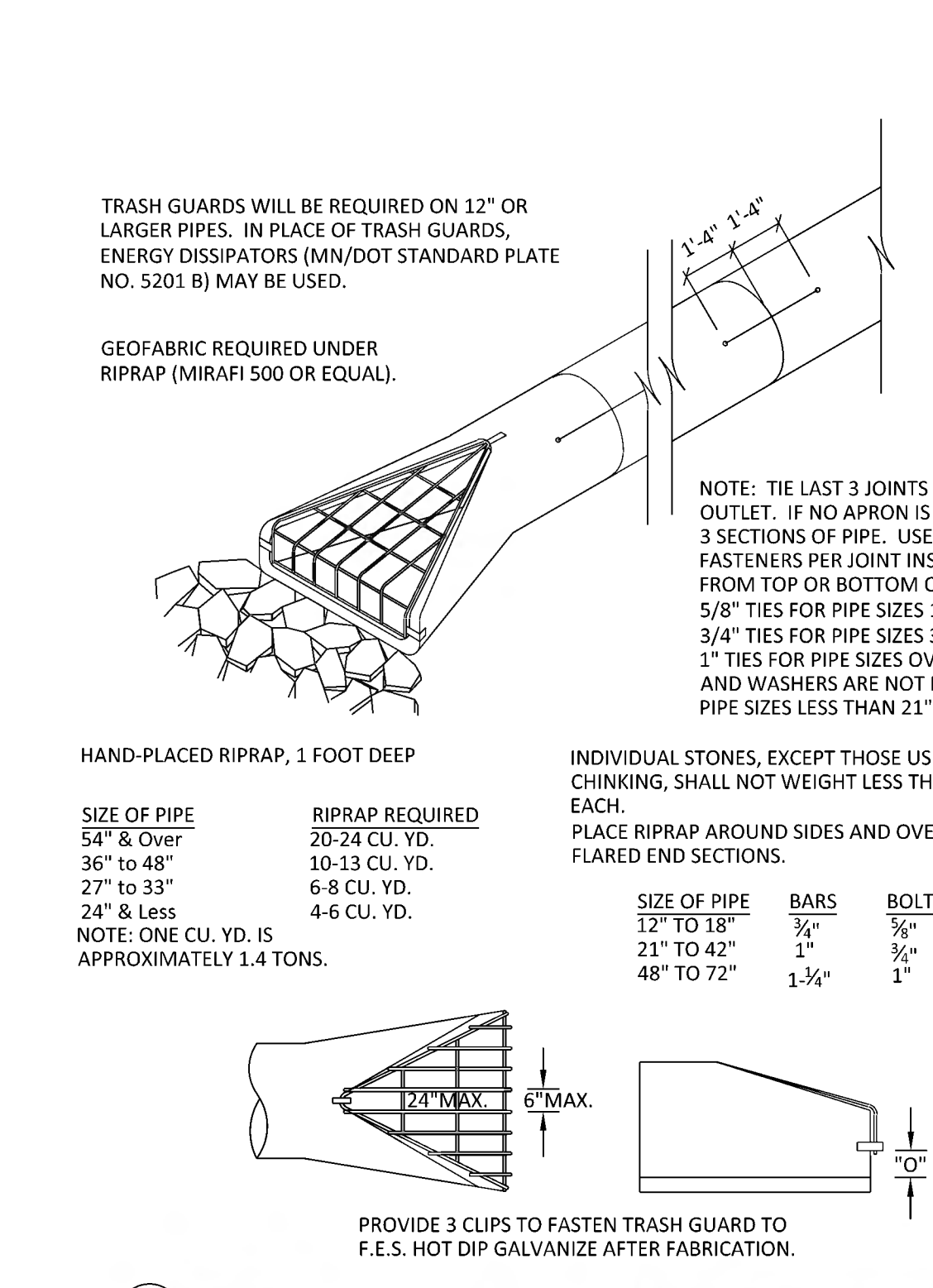
**08 ADA/STANDARD STRIPING**  
N.T.S.



**09 STORM SEWER MANHOLE**  
N.T.S.

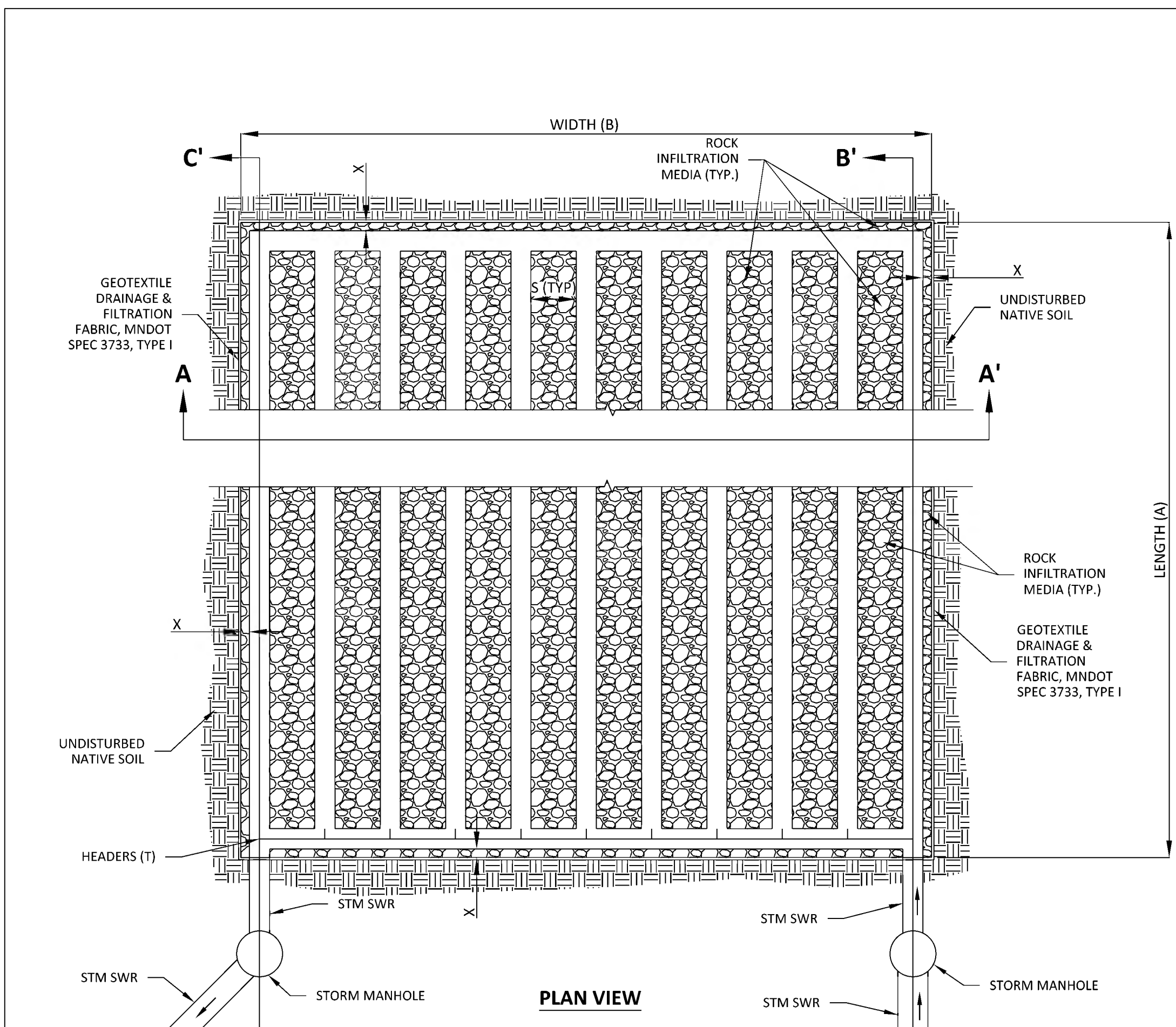


**10 CATCH BASIN MANHOLE**  
N.T.S.

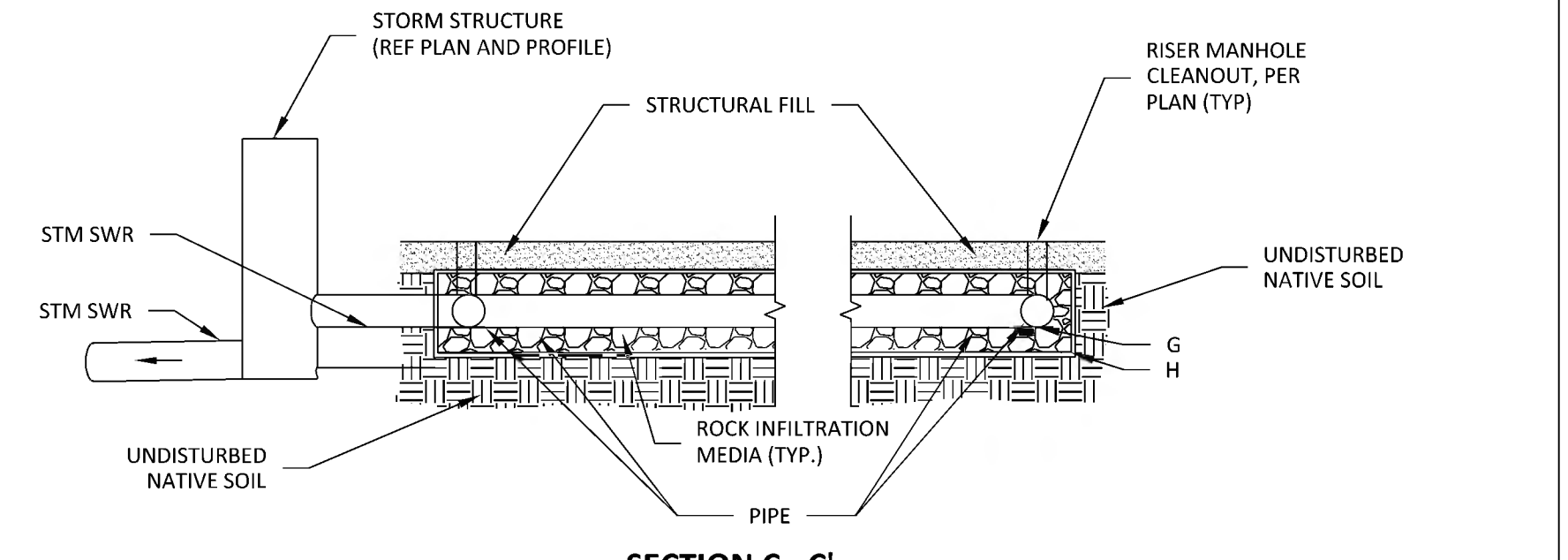
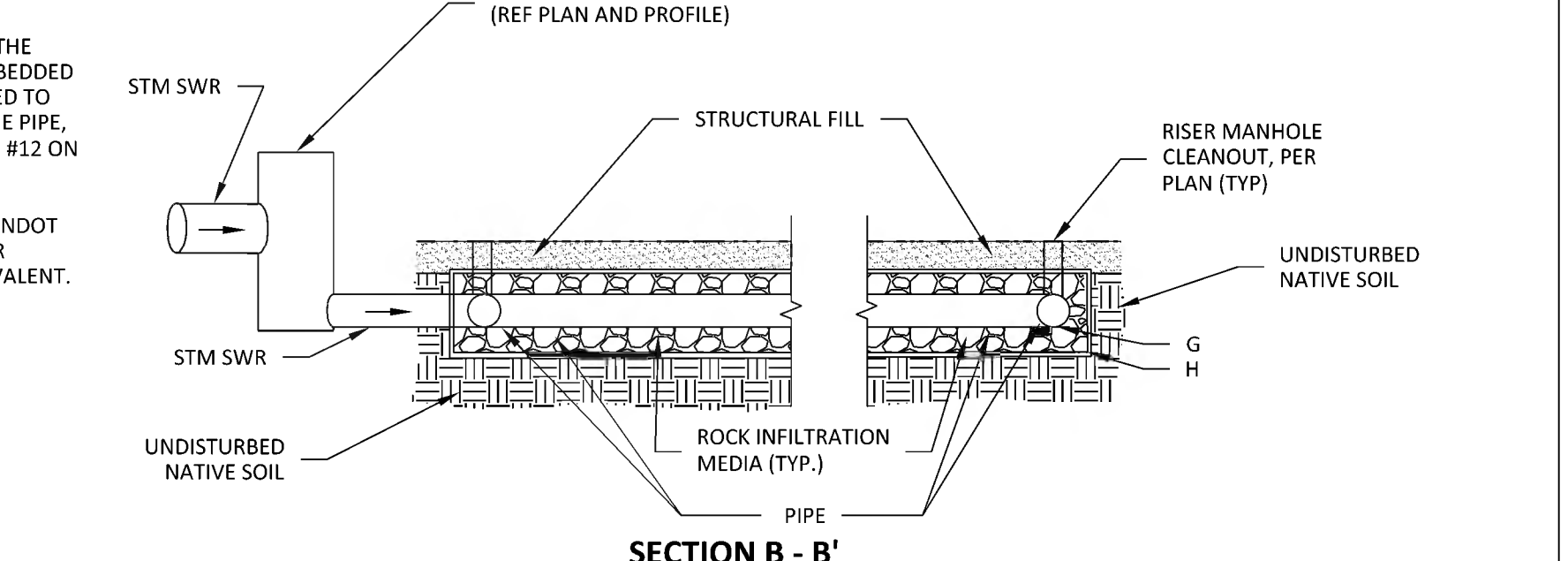
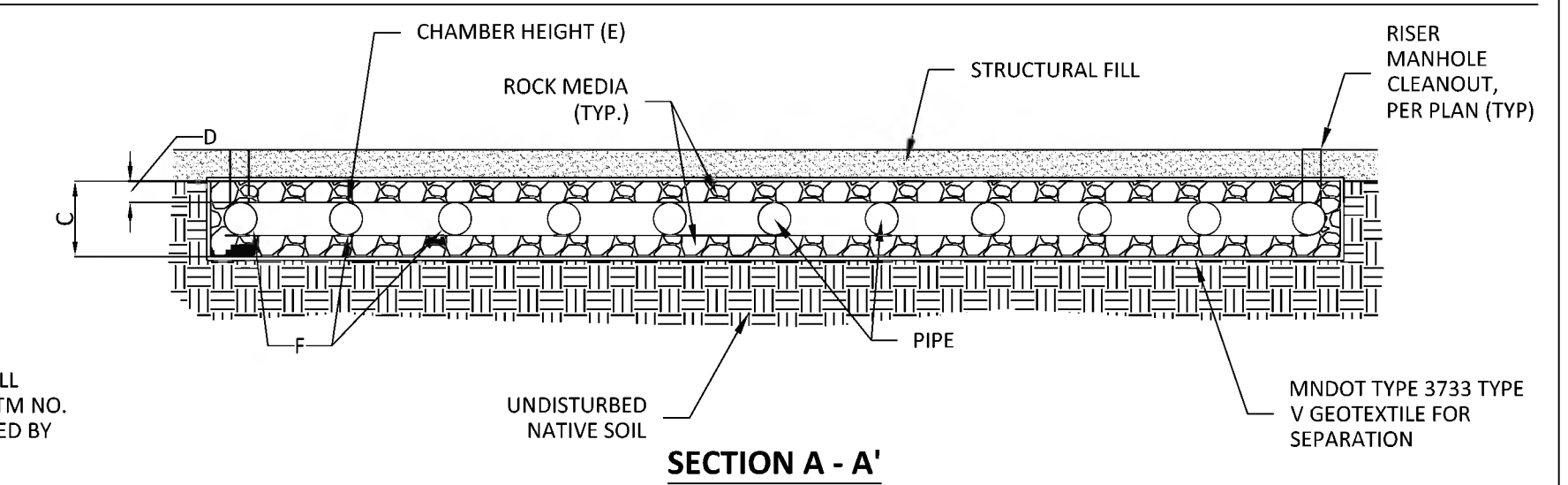


**11 FLARED END SECTION**  
N.T.S.

**SUBSURFACE INFILTRATION AND STORAGE SYSTEMS**

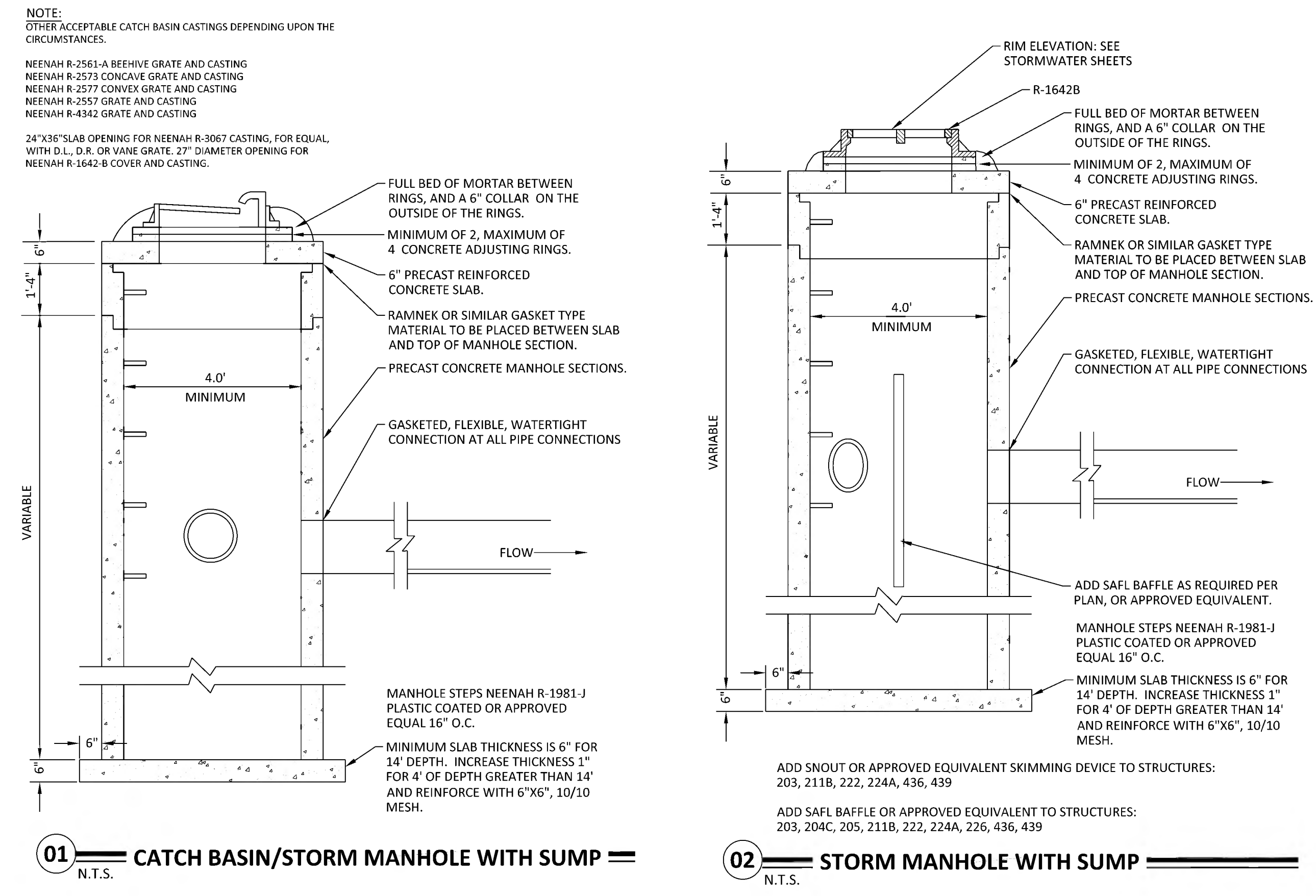


- NOTES:
- ROCK INFILTRATION MEDIA SHALL CONSIST OF AN OPEN GRADED ASTM NO. 2 CRUSHED STONE OR AS APPROVED BY MANUFACTURER TO MEET REQUIREMENTS FOR SOUNDNESS, HARDNESS, AND MINIMUM 40% VOID SPACE.
  - SHOP DRAWING SUBMITTALS FOR SUBSURFACE SYSTEMS SHALL INCLUDE INSTALLATION METHODS PER PIPE MANUFACTURER TO MAINTAIN STRUCTURAL CAPACITY OF PIPES. THE MATERIAL ON WHICH THE PIPE IS BEDDED SHALL BE SHAPED AND COMPACTED TO CONFORM TO THE BOTTOM OF THE PIPE, UP TO THE SPRINGLINE. (SEE NOTE #12 ON SHEET C6.01).
  - GEOTEXTILE FABRIC SHALL BE MNDOT TYPE 3733 TYPE V GEOTEXTILE FOR SEPARATION OR APPROVED EQUIVALENT.



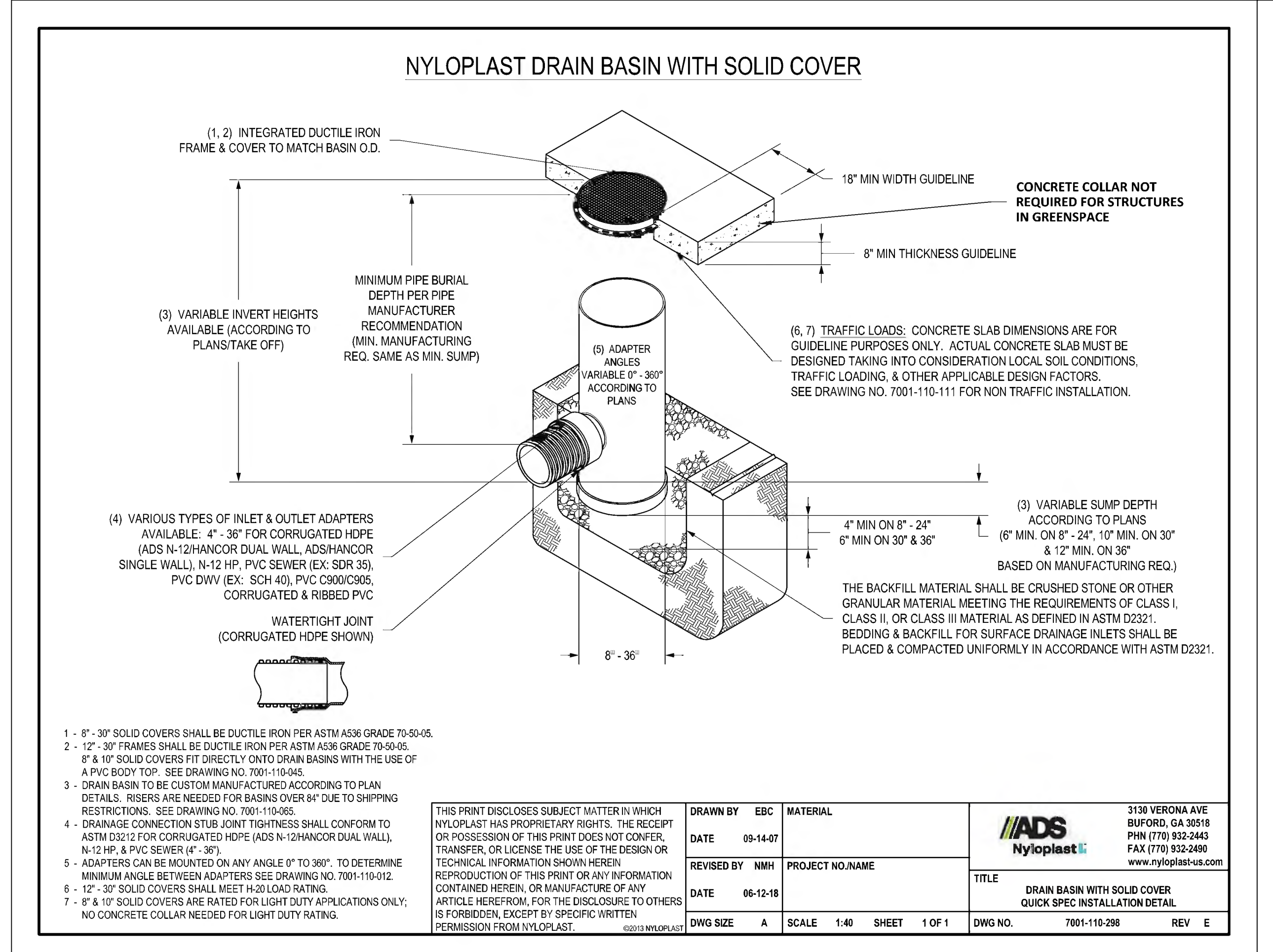
SUBSURFACE SYSTEMS													
BMP	TYPE OF SYSTEM	LENGTH, FT (A)	WIDTH, FT (B)	SYSTEM DEPTH, FT (C)	PIPE COVER, IN (D)	PIPE SIZE, IN (E)	ROWS (F)	HEADERS (T)	PIPE INVERT (G)	BOTTOM OF ROCK (H)	EDGE SPACING, IN (X)	PIPE SPACING, IN (S)	TOTAL STORAGE (CF)
1P	SOLID CMP PIPE	79.00	37.00	6.00	6.0	60	5	1	905.73	905.23	12.0	30.0	7,756*
2P.1	PERF. CMP PIPE	96.50	15.75	3.60	6.0	30	4	1	895.80	895.20	12.0	15.0	3,313.0
2P.2	PERF. CMP PIPE	5.00	4.50	3.60	6.0	30	1	0	1012.88	895.20	12.0	15.0	515.0

\*TOTAL STORAGE VOLUME FOR SYSTEM 1P DOES NOT INCLUDE ROCK STORAGE VOLUME



**01 CATCH BASIN/STORM MANHOLE WITH SUMP**  
N.T.S.

**02 STORM MANHOLE WITH SUMP**  
N.T.S.



**NYLOPLAST DRAIN BASIN WITH SOLID COVER**

(1, 2) INTEGRATED DUCTILE IRON FRAME & COVER TO MATCH BASIN O.D.

18" MIN WIDTH GUIDELINE

8" MIN THICKNESS GUIDELINE

CONCRETE COLLAR NOT REQUIRED FOR STRUCTURES IN GREENSPACE

MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION (MIN. MANUFACTURING REQ. SAME AS MIN. SUMP)

(3) VARIABLE INVERT HEIGHTS AVAILABLE ACCORDING TO PLANS/TAKE OFF

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE. 4" - 36" FOR CORRUGATED HDPE (ADS N-24HANCOR DUAL WALL, ADSHANCOR SINGLE WALL), N-12 HP, PVC SENDER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

(5) ADAPTER ANGLES VARIABLE 0° TO 360° ACCORDING TO PLANS

(6, 7) TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADS, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

(3) VARIABLE SUMP DEPTH ACCORDING TO PLANS (6" MIN. ON 8" - 24", 10" MIN. ON 30" & 12" MIN. ON 36" BASED ON MANUFACTURING REQ.)

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2922. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.

2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.

3 - 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.

4 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-026.

5 - DRAINAGE CONNECTION JOINT TIGHTNESS SHALL CONFORM TO ASTM D2121 FOR CORRUGATED HDPE (ADS N-24HANCOR DUAL WALL), N-12 HP & PVC SENDER (EX. SDR 35).

6 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

7 - 12" - 30" SOLID COVERS SHALL MEET HOLOSLAKING.

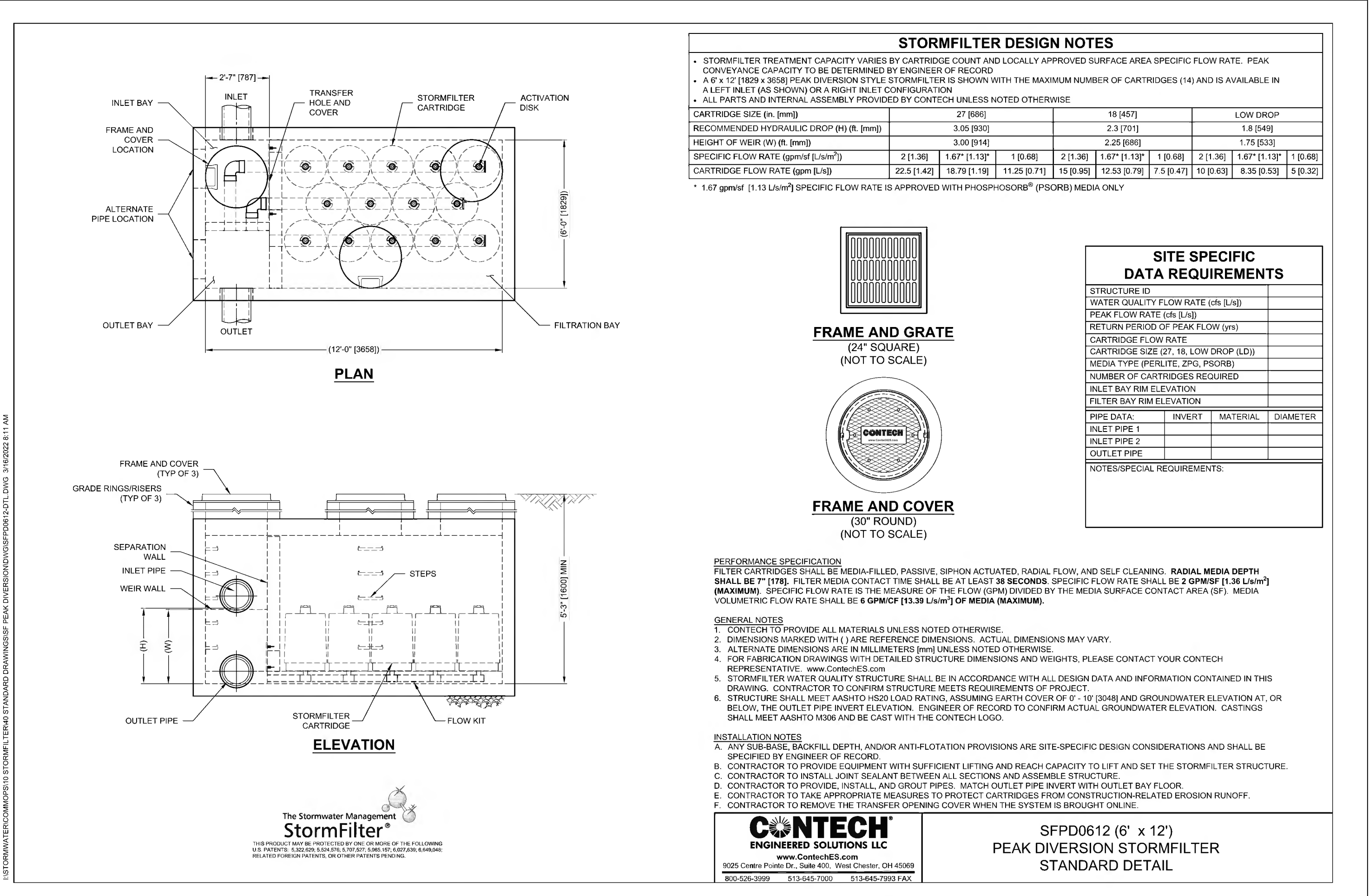
8 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DRAWN BY EBC  
DATE 09-14-07  
MATERIAL  
3130 VERONA AVE  
BURLINGAME, CA 94010  
PHN (770) 932-2443  
FAX (770) 932-0489  
www.nyloplast-us.com

REVISOR BY MNH  
PROJECT NO./NAME  
DATE 06-12-18  
TITLE  
DRAIN BASIN WITH SOLID COVER  
QUICK SPEC INSTALLATION DETAIL  
DWG NO. 7001-110-298  
SCALE 1:40  
SHEET 1 OF 1  
REV E

**03 POLYETHYLENE DRAINAGE STRUCTURE (PEDS)**  
N.T.S.



**CONTECH STORMFILTER**

**STORMFILTER DESIGN NOTES**

- STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CAPACITY SHALL BE DETERMINED BY ENGINEER OF RECORD.
- A 6" x 12" (1800 x 3600) PEAK OVERFLOW STYLE STORMFILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (14) AND IS AVAILABLE IN A LEFT-ALEET AND RIGHT-ALEET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS NOTED OTHERWISE.

CARTRIDGE SIZE (in. mm)	3.00 (76.2)	1.90 (48.3)	1.30 (33.0)	1.00 (25.4)
RECOMMENDED HYDRAULIC DROPP (in. mm)	3.00 (76.2)	1.90 (48.3)	1.30 (33.0)	1.00 (25.4)
HEIGHT OF WEIR (in. mm)	3.00 (76.2)	2.25 (57.15)	1.75 (44.28)	1.30 (33.0)
SPECIFIC FLOW RATE (gpm/ft <sup>2</sup> L/min/m <sup>2</sup> )	2 (1.36)	1.67 (1.13)	1.30 (0.91)	1.00 (0.68)
CARTRIDGE FLOW RATE (gpm/ft <sup>2</sup> L/min/m <sup>2</sup> )	22.5 (1.61)	18.75 (1.37)	15.0 (1.10)	11.25 (0.82)
1.67 gpm/ft <sup>2</sup> (1.13 L/min/m <sup>2</sup> ) SPECIFIC FLOW RATE IS APPROVED WITH PDSH-HO30R® (PDSH8) MEDIA ONLY.				

**PERFORMANCE SPECIFICATION**

FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTIVATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7" (178). FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS. SPECIFIC FLOW RATE SHALL BE 2 GPM/FT<sup>2</sup> (1.36 L/min/m<sup>2</sup>) (MAXIMUM). SPECIFIC FLOW RATE IS THE MEASURE OF THE LOW DROPP (LSD) OF THE MEDIA SURFACE CONTACT AREA (SA). MEDIA VOLUMETRIC FLOW RATE SHALL BE 6 GPM/CF (13.33 L/min/m<sup>3</sup>) OF MEDIA (MAXIMUM).

**GENERAL NOTES**

- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS SHOWN WITH (+) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- ALTERNATE DIMENSIONS ARE IN MILLIMETERS (MM) UNLESS NOTED OTHERWISE.
- FOR FABRICATION DIMENSIONS WITH (+) TAILOR STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE: www.contech-us.com
- STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AND EXCEED ALL APPLICABLE ASSUMED EARTH COVER (FC) (1) (2) (3) (4) AND AND WINDWATER ELEVATION (M) OR BELOW. THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASTM A488 AND BE CAST WITH THE CONTECH LOGO.

**INSTALLATION NOTES**

- ANY SUB-BASE BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION RELATED EROSION RUNOFF.
- CONTRACTOR TO REMOVE THE TRANSFER OPENING COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

**CONTECH ENGINEERING SOLUTIONS LLC**  
www.contech-us.com  
1025 Center Pointe Dr., Suite #102, West Chester, OH 45380  
937.633.2000 • 937.633.2001 • 937.633.2002

SFPD0612 (6" x 12")  
PEAK DIVERSION STORMFILTER  
STANDARD DETAIL

**04 CONTECH STORMFILTER**  
N.T.S.

LAND USE  
APPLICATION  
SUBMITTAL  
12/06/2022

ORIGINAL ISSUE:  
09/19/22

REVISIONS:  
No. Description Date

#1 CITY/WATERSHED 01/30/23  
COMMENTS

51166  
PROJECT NUMBER

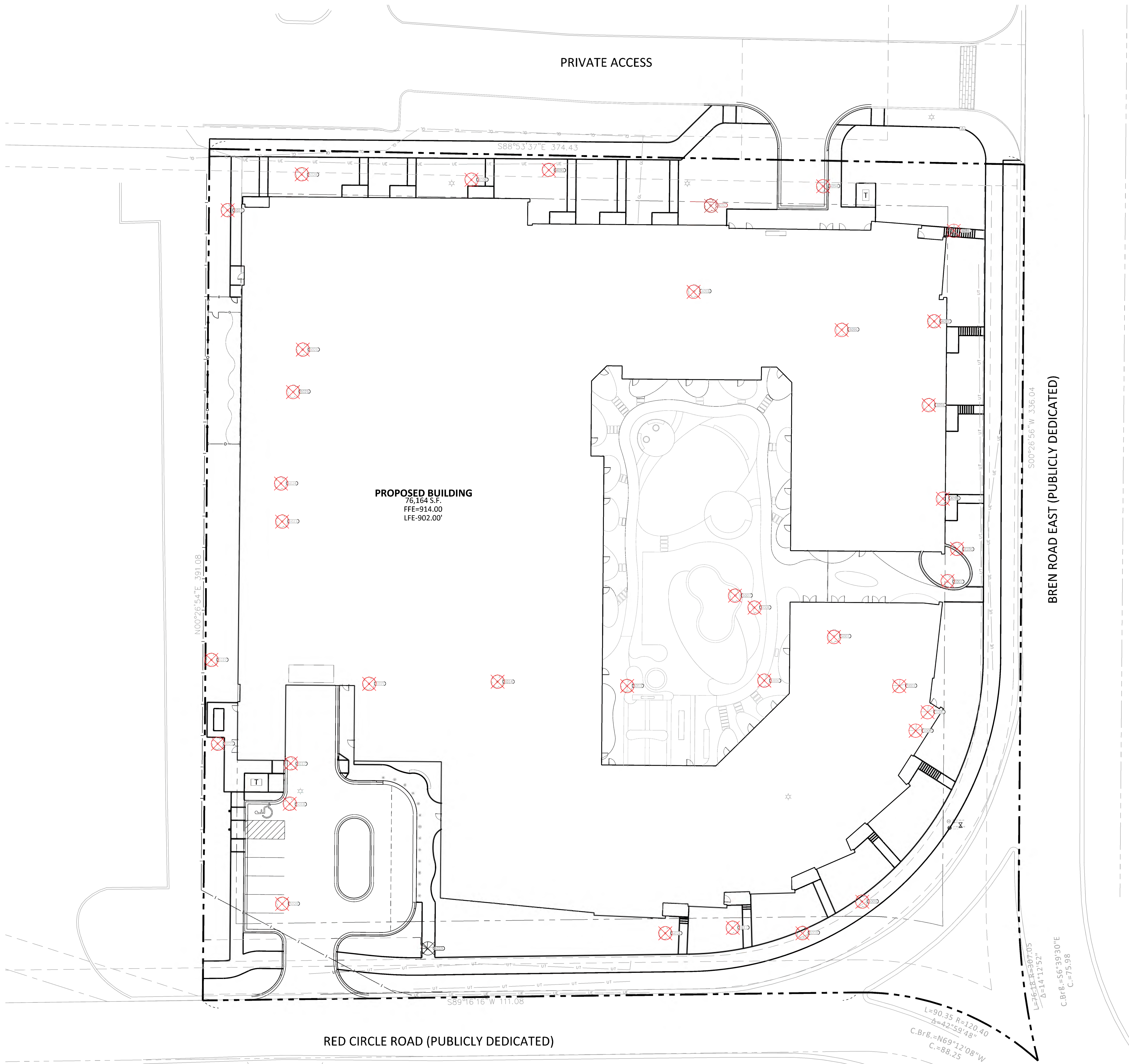
TLL BWF  
DRAWN BY CHECKED BY

KEY PLAN

BREN ROAD  
MULTIFAMILY

DETAILS  
**C9.02**

**NOT FOR  
CONSTRUCTION**



**LEGEND**

PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
PROPERTY LIMIT	CURB & GUTTER	EASEMENT
BUILDING	RETAINING WALL	WETLAND LIMITS
TREELINE	LANDSCAPE EDGING	STORM SEWER
SANITARY SEWER	FORCEMAIN (SAN.)	WATERDRAIN
LIMITS OF DISTURBANCE	TREE PROTECTION FENCE	TREE TO BE REMOVED
SIGN	PIPE BOLLARD	RIPRAP
CONCRETE PAVING	CONCRETE SIDEWALK	

**MINNETONKA LANDSCAPE CODE**

- Development that is subject to landscape requirements in sections 300.27 and 300.31 must meet the minimum landscape requirements of the applicable section. Trees planted as part of a required landscaping plan may be counted as mitigation trees under this section, at the city's discretion.
- One inch for each inch in diameter of a deciduous tree removed and one foot for each foot in height of a coniferous tree removed.

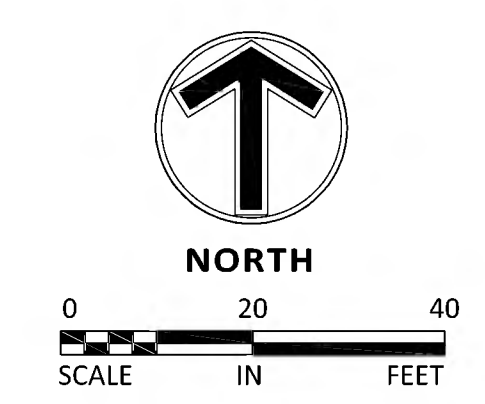
CALCULATIONS	EXISTING	REQUIRED
2 INCHES PER EVERY SIGNIFICANT TREE	6 TREES	12 INCHES
1 INCH PER EACH INCH IN DIAMETER OF HIGH PRIORITY TREES	83 INCHES	154 INCHES
1 FOOT PER EACH FOOT IN HEIGHT OF HIGH PRIORITY TREES	106 FEET	106 FEET

**PLANT SCHEDULE**

Tag	DBH	Height	Species	Notes	Type	Status
4090	21		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
4091	27		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
4092	22		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
4093	11		River Birch (Betula nigra)		Deciduous	Remove
4094	17		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
4095	8	18	Black Hills Spruce (Picea glauca)		Coniferous	Remove
4096	23		Littleleaf Linden (Tilia cordata)		Deciduous	Remove
4097	20		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
4098	23		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
4099	23		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
4100	7		Malus sp.		Deciduous	Remove
5001	15		Sugar Maple (Acer Saccharum)		Deciduous	Remove
5002	7		Box Elder (Acer negundo)		Deciduous	Remove
5003	18	36	Black Hills Spruce (Picea glauca)		Coniferous	Remove
5004	18	36	Black Hills Spruce (Picea glauca)		Coniferous	Remove
5005	20	40	Black Hills Spruce (Picea glauca)		Coniferous	Remove
5006	23		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5007	9		Mulberry (Morus alba)		Deciduous	Remove
5008	14		Malus sp.		Deciduous	Remove
5009	24		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5010	24		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5011	21		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5012	27		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5013	23		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5014	17		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5015	25		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5017	7		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5018	11		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5019	15	30	Black Hills Spruce (Picea glauca)		Coniferous	Remove
5020	19		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5021	23		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5022	18		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5023	6		Malus sp.		Deciduous	Remove
5024	9		Malus sp.		Deciduous	Remove
5025	20		Littleleaf Linden (Tilia cordata)		Deciduous	Remove
5026	18		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5027	20		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove
5028	20		Green Ash (Fraxinus pennsylvanica)	Shows signs of EAB infestation	Deciduous	Remove

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASEE/38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (FOR HER STATE ONE FOR MINNESOTA) THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LAND USE  
APPLICATION  
SUBMITTAL  
12/06/2022

ORIGINAL ISSUE:  
09/19/22

REVISIONS:  
No. Description Date

#1 CITY/WATERSHED 01/30/23  
COMMENTS

51166  
PROJECT NUMBER

TLL BWF  
DRAWN BY CHECKED BY

KEY PLAN

BREN ROAD  
MULTIFAMILY

TREE INVENTORY  
**L1.01**

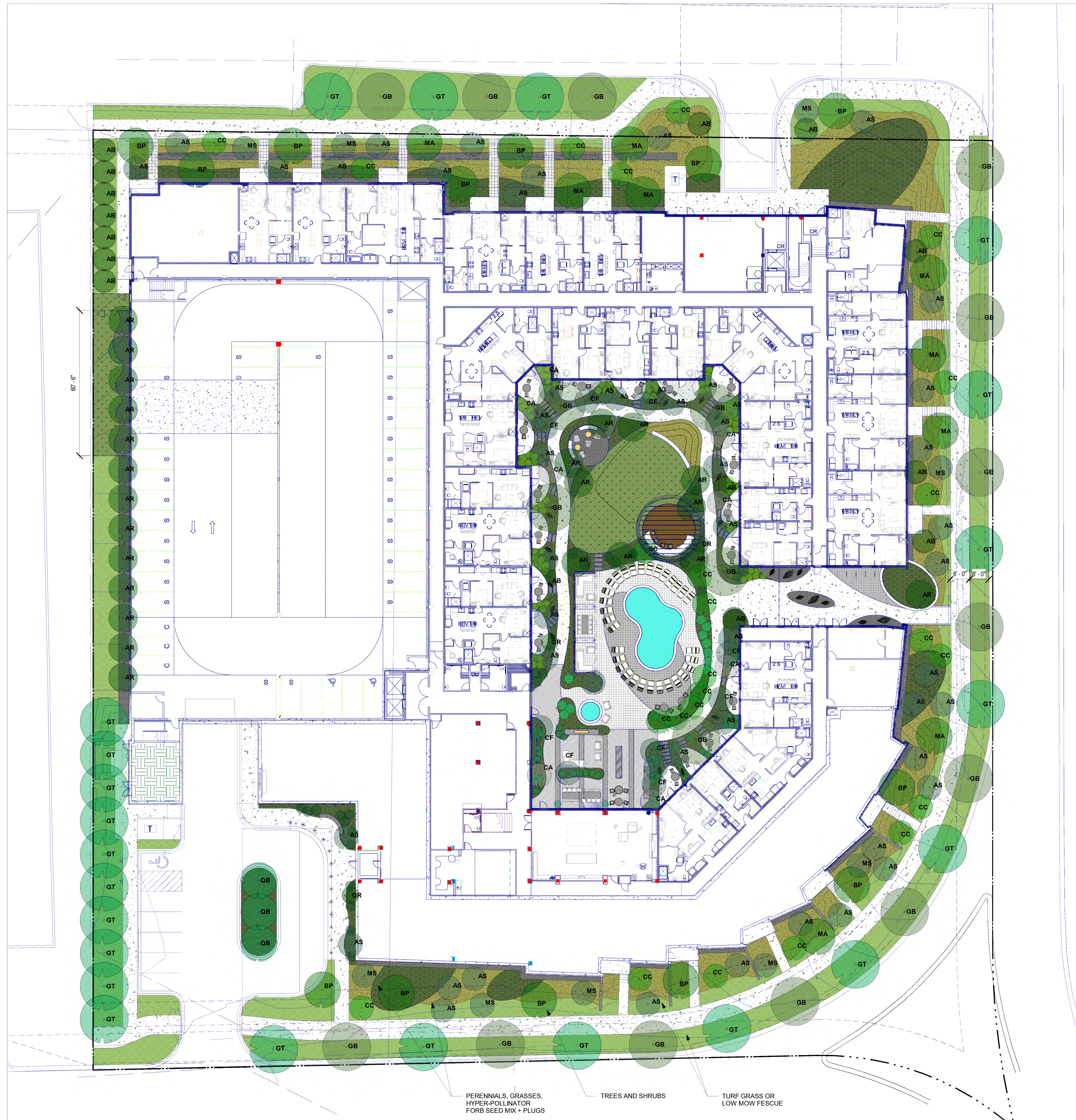
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**



PLANT SCHEDULE						
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
<b>TREES</b>						
15	AB	<i>Abies balsamea</i>	BALSAM FIR	3" CAL.	B+B	MATCHED SPECIMEN
23	AR	<i>Acer rubrum</i> 'JFS-KW78'	ARMSTRONG RED MAPLE	3" CAL.	B+B	MATCHED SPECIMEN
51	AS	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE(R) SERVICEBERRY-CLUMP	3" CAL.	B+B	MULTISTEM SPECIMEN
13	BP	<i>Betula papyrifera</i> 'Varen'	PAPER BIRCH (PRAIRIE DREAM)	3" CAL.	B+B	MATCHED SPECIMEN
8	CA	<i>Cornus alternifolia</i>	PAGODA DOGWOOD	3" CAL.	B+B	MULTISTEM SPECIMEN
24	CC	<i>Cercis canadensis</i> 'MN Strain'	EASTERN REDBUD	3" CAL.	B+B	MULTISTEM SPECIMEN
10	CF	<i>Carpinus caroliniana</i> 'Firespire'	FIRE SPIRE BLUE BEECH	3" CAL.	B+B	MATCHED SPECIMEN
18	GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	GINGKO 'PRINCETON SENTRY'	3" CAL.	B+B	MATCHED SPECIMEN
23	GT	<i>Gleditsia tricanthos</i> 'Skyline'	SKYLINE HONEYLOCUST	3" CAL.	B+B	MATCHED SPECIMEN
9	MA	<i>Maackia amurensis</i>	AMUR MAACKIA	3" CAL.	B+B	MATCHED SPECIMEN
9	MS	<i>Malus</i> spp. 'Red Jewel'	RED JEWEL CRABAPPLE	3" CAL.	B+B	MULTISTEM SPECIMEN
3	QB	<i>Quercus bicolor</i>	SWAMP WHITE OAK	3" CAL.	B+B	MATCHED SPECIMEN
3	QR	<i>Quercus robur</i> 'Crimschmidt'	CRIMSON SPIRE COLUMNAR OAK	3" CAL.	B+B	MATCHED SPECIMEN
<b>SHRUBS</b>						
27	CA	<i>Clethra alnifolia</i> 'Hummingbird'	HUMMINGBIRD SUMMERSWEET	#2	CONT.	SEE PLAN
11	FM	<i>Fothergilla major</i> 'Mount Airy'	MOUNT AIRY FOTHERGILLA	#3	CONT.	SEE PLAN
52	TM	<i>Taxus x media</i> 'Tauntoni'	TAUNTON YEW	#3	CONT.	SEE PLAN
83	VO	<i>Viburnum opulus</i> 'Nanum'	DWARF EUROPEAN CRANBERRYBUSH	#2	CONT.	SEE PLAN

SUPPLEMENTAL  
CITY INFO  
01/27/2023

ORIGINAL ISSUE:  
10/27/22

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No. Description Date

NA  
PROJECT NUMBER

Author \_\_\_\_\_ Checker \_\_\_\_\_  
DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

KEY PLAN

BREN ROAD -  
MULTIFAMILY  
ILLUSTRATIVE LANDSCAPE  
PLAN

**L16**