

NOT FOR
CONSTRUCTION

Preliminary Site Development Plans for Bren Road Multifamily Minnetonka, Minnesota

Presented by:
Greystar

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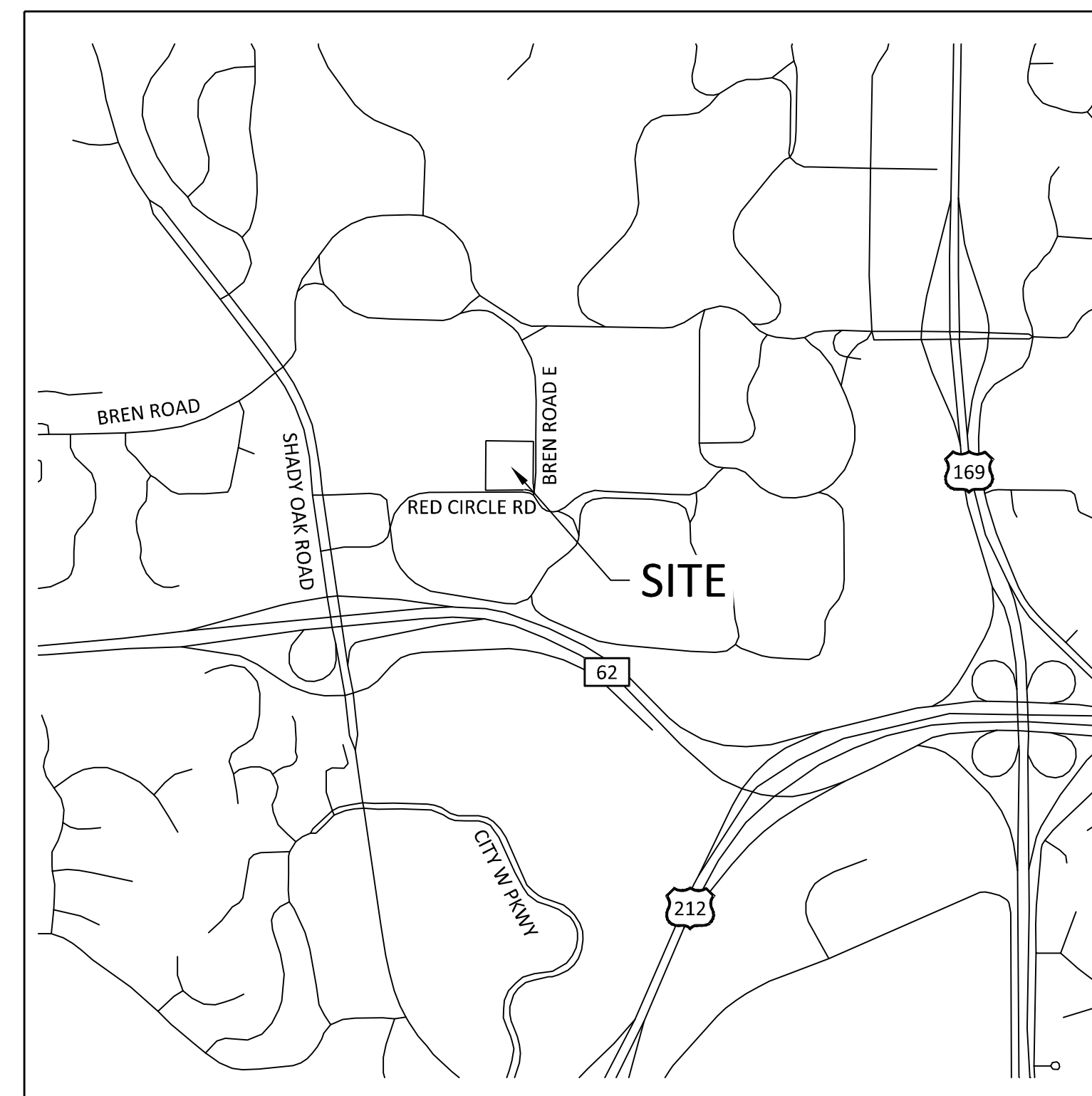
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VICINITY MAP
NO SCALE



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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C2.01	EXISTING CONDITIONS
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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

ORIGINAL ISSUE:
09/19/22

REVISIONS:

No.	Description	Date
#1	CITY WATERSHED COMMENTS	01/30/23
#2	CITY COMMENTS	02/09/23

51166
PROJECT NUMBER

TLL BWF
DRAWN BY CHECKED BY

KEY PLAN

BREN ROAD
MULTIFAMILY

TITLE SHEET
C1.01

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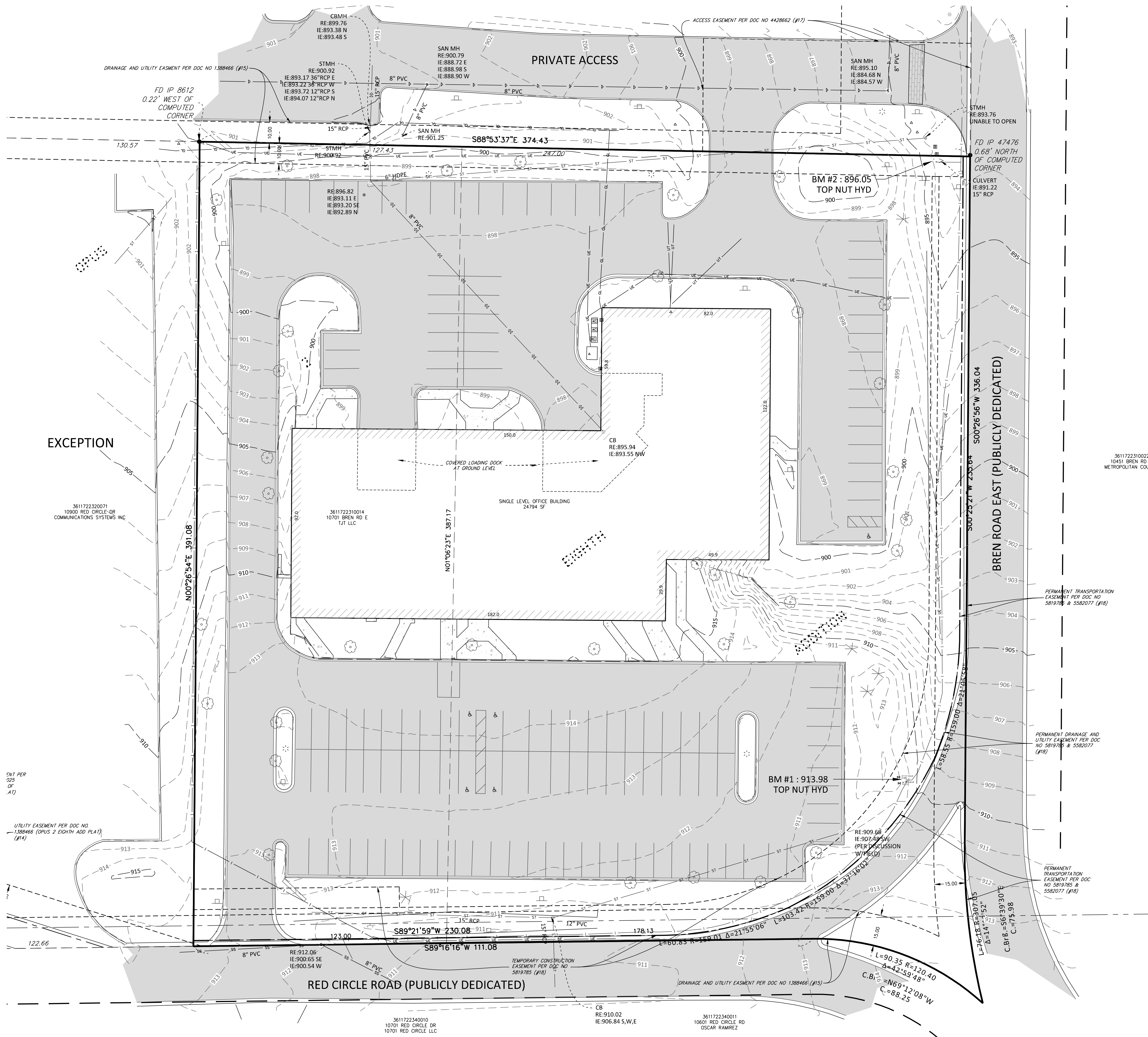
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KEY PLAN

**BREN ROAD
MULTIFAMILY**

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.

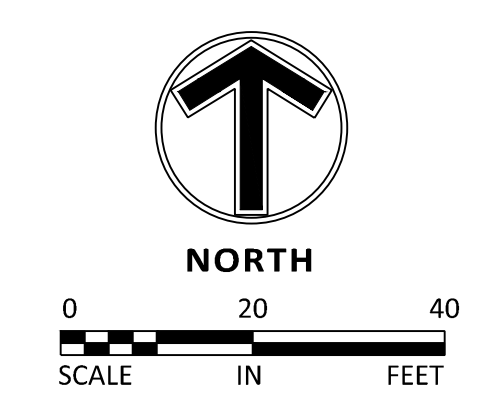
BENCHMARKS

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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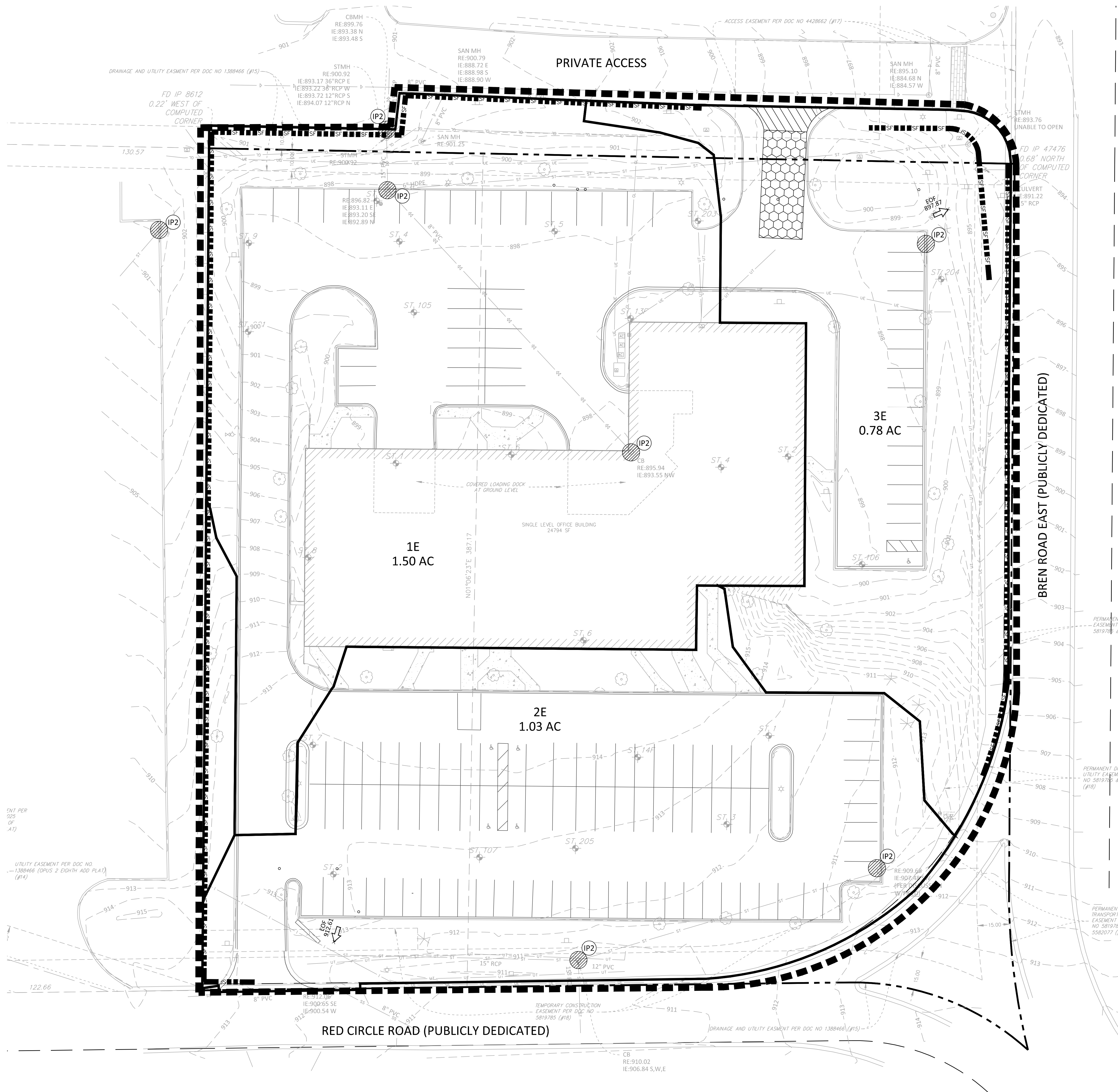
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KEY PLAN

BREN ROAD
MULTIFAMILY

PHASE I EROSION
CONTROL PLAN

C5.01



LEGEND

PROPOSED	EXISTING	DESCRIPTION
		CONCRETE CURB
		STORM SEWER
		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	7

* 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.

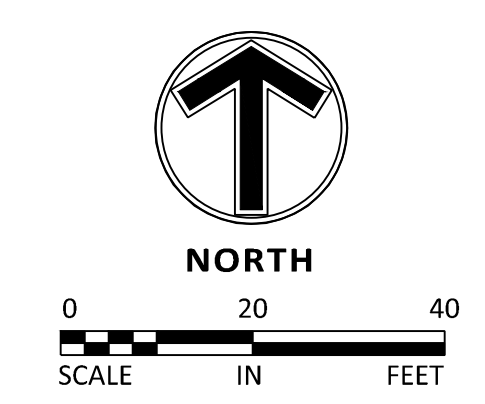
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

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 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 (SOPHER 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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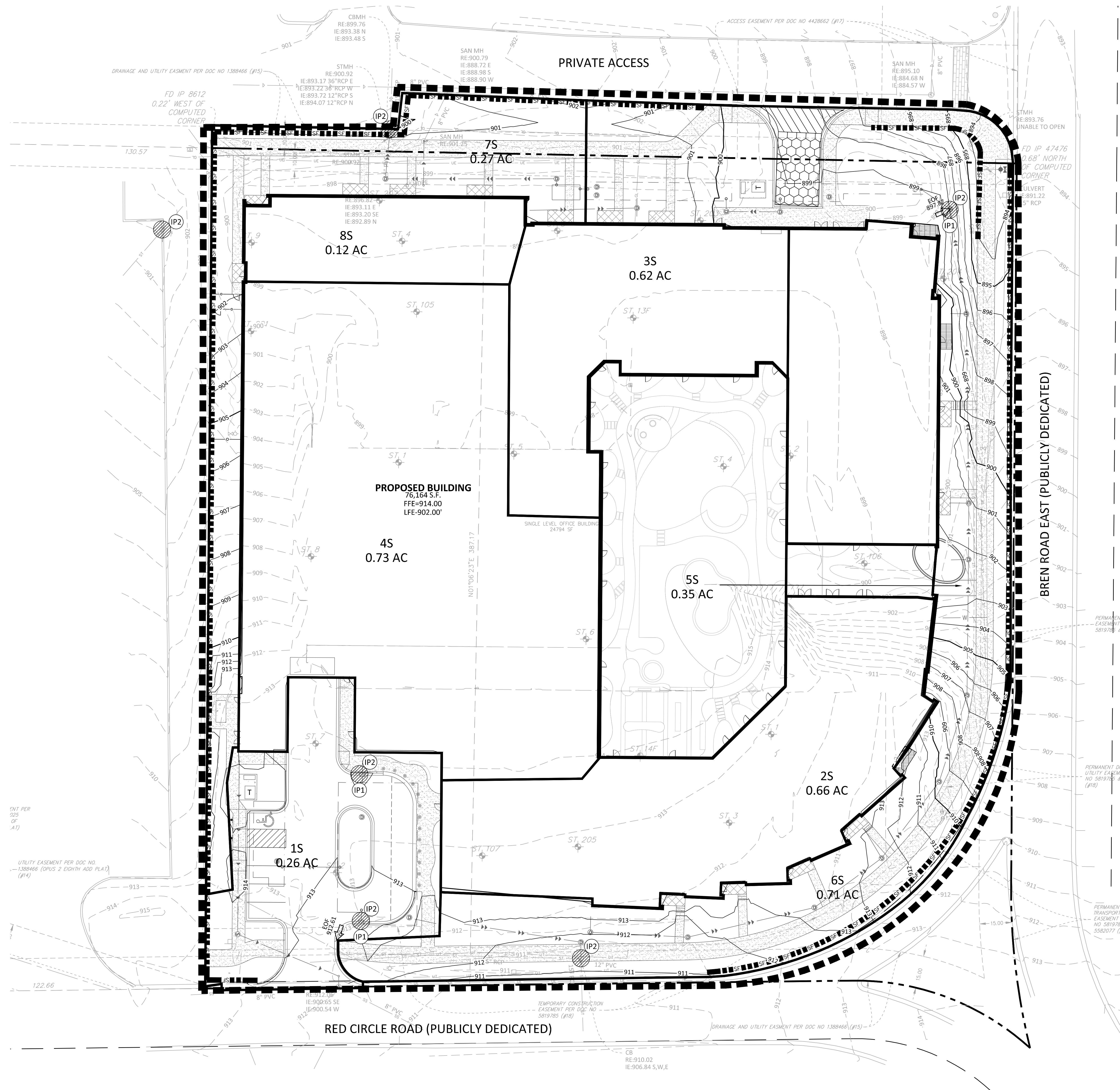
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KEY PLAN

BREN ROAD
MULTIFAMILY
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	1,250
SILT DIKE	LINEAR FEET	0
BIO-ROLL	LINEAR FEET	0
CONSTRUCTION ENTRANCE	UNIT	1
INLET PROTECTION DEVICE (IP-1)	UNIT	3
INLET PROTECTION DEVICE (IP-2)	UNIT	6

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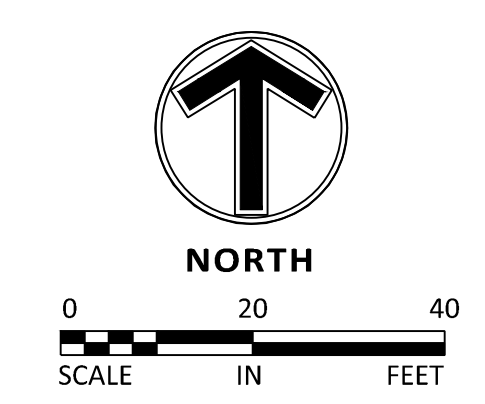
SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
TEMPORARY CONTROL MEASURES																			
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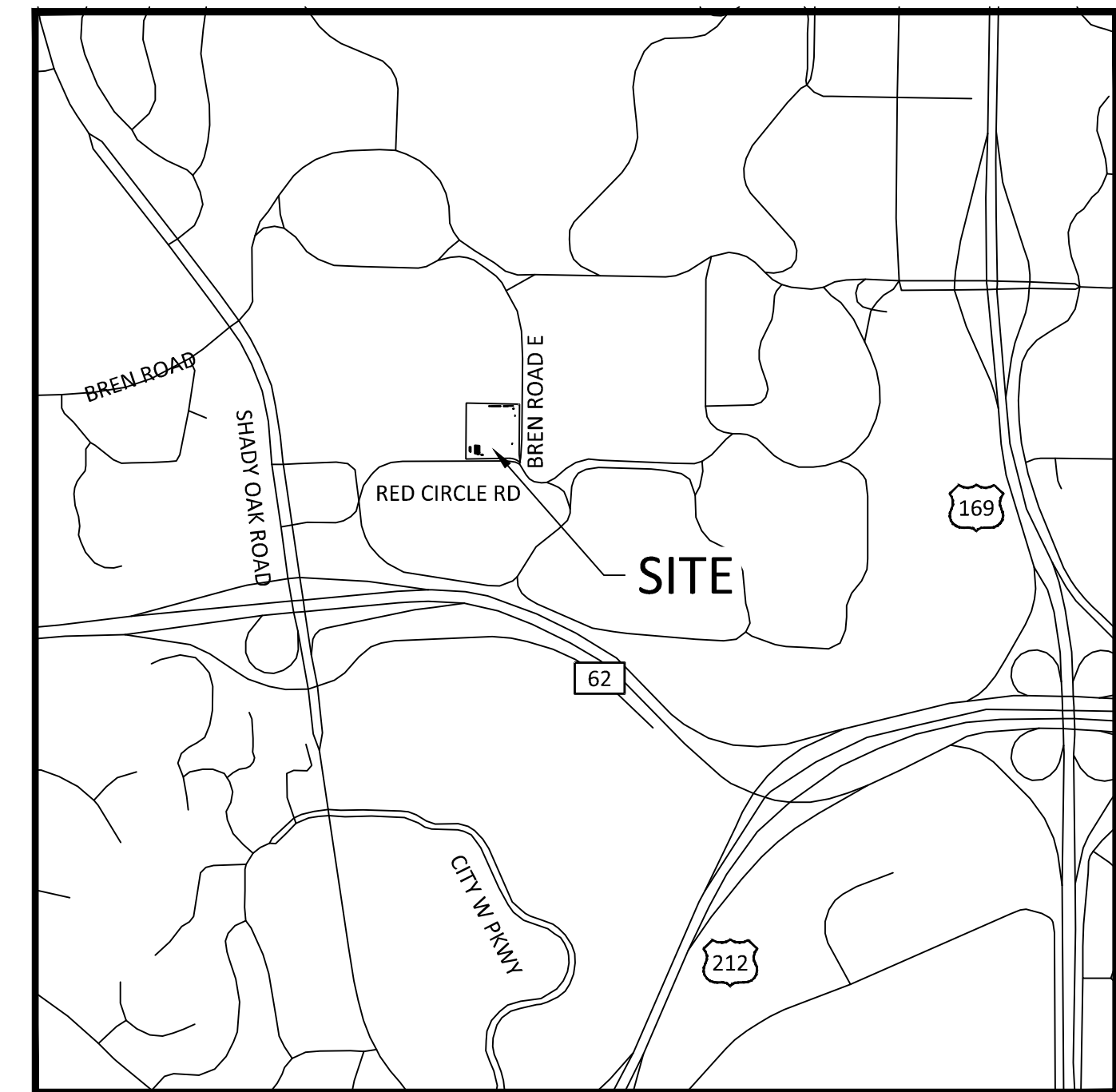
NOTE: CONTRACTOR OR GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

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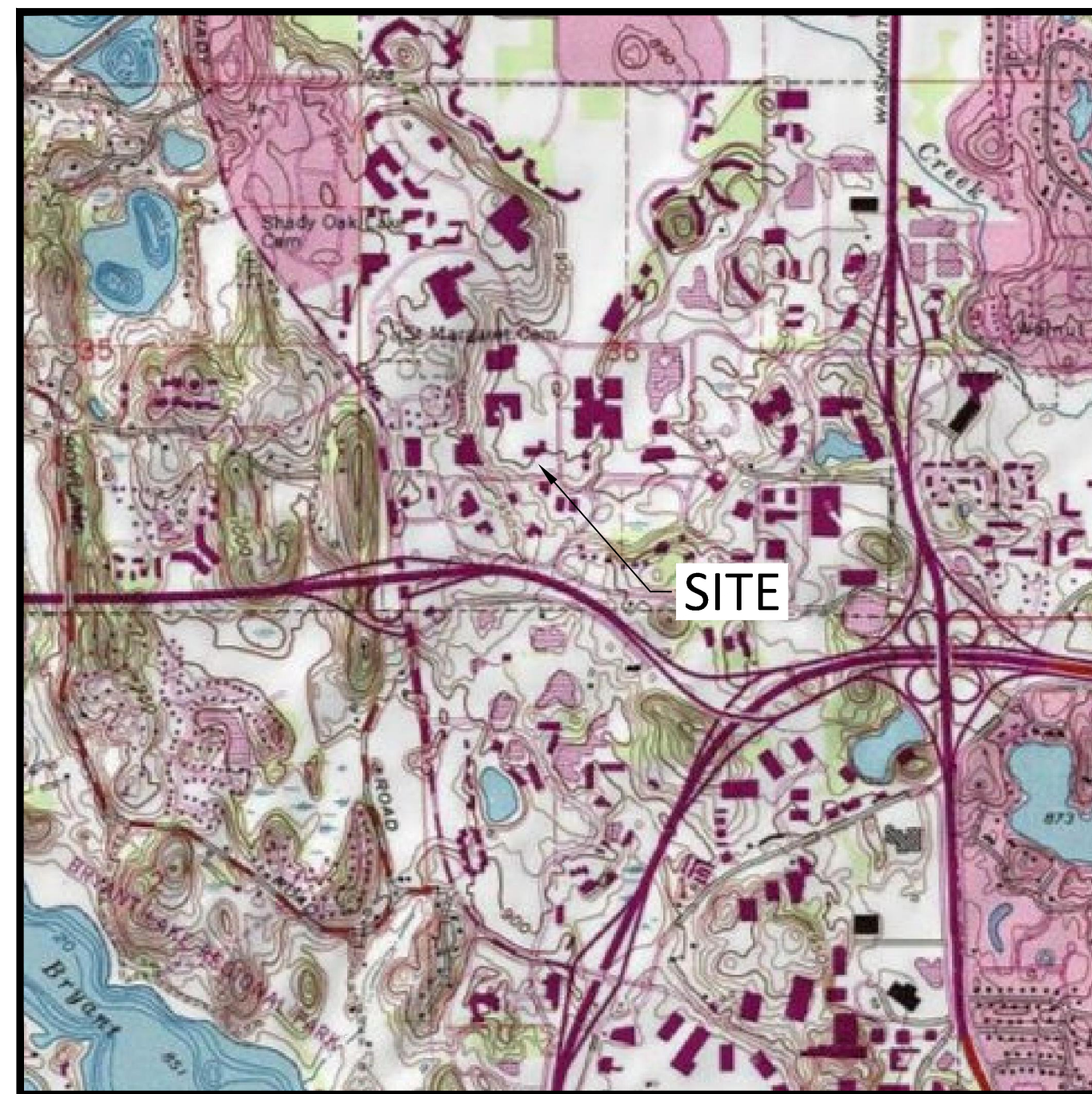
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



EROSION & SEDIMENTATION CONTROL NOTES & DETAILS / "SITE MAP"



SITE LOCATION MAP
NOT TO SCALE



USGS MAP
NOT TO SCALE

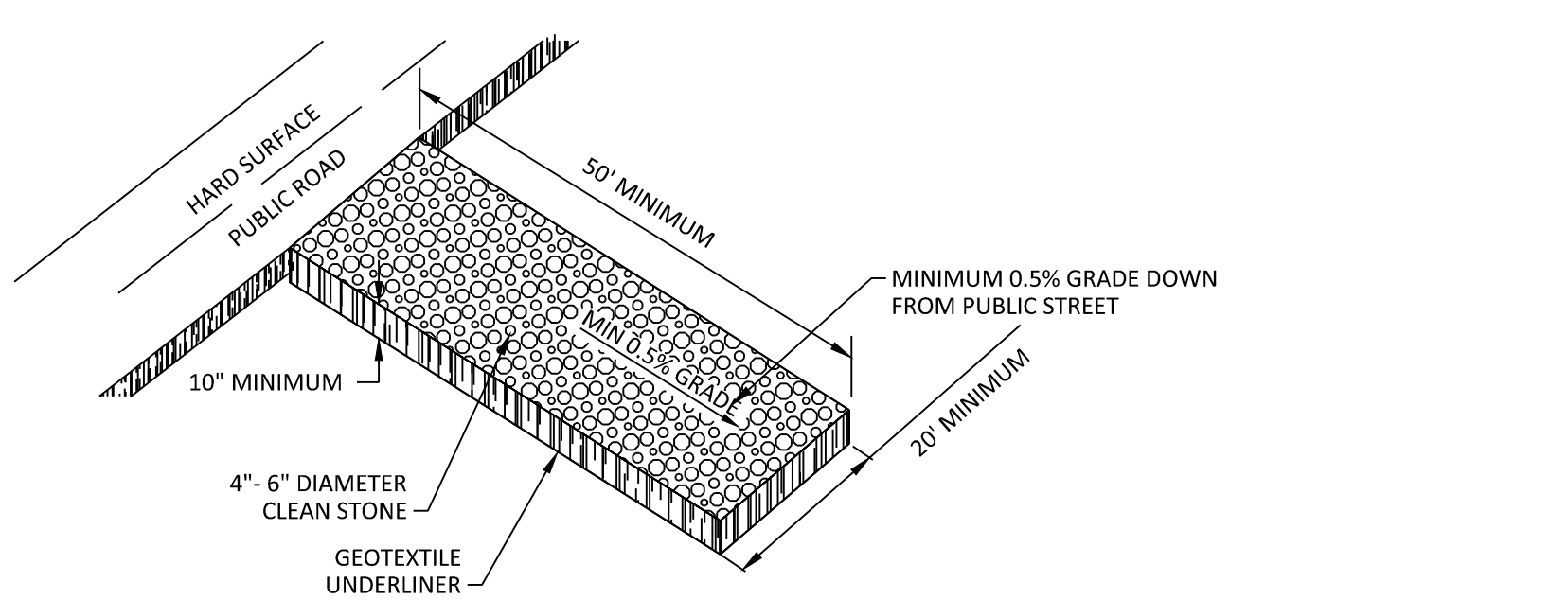
SEQUENCE OF CONSTRUCTION

- PHASE I:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
 3. CONSTRUCT THE SILT FENCES ON THE SITE.
 4. INSTALL INLET PROTECTION DEVICES ON EXISTING STORM STRUCTURES, AS SHOWN ON THE PLAN.
 5. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS, AS REQUIRED.
 6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
 7. CLEAR AND GRUB THE SITE.
 8. BEGIN GRADING THE SITE.
 9. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

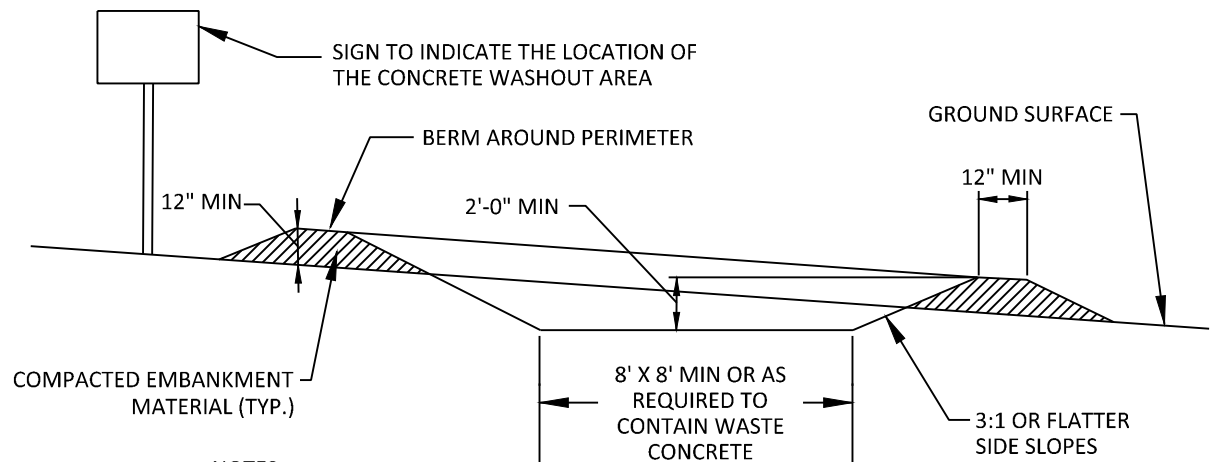
- PHASE II:
1. TEMPORARY SEED DENUDED AREAS.
 2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
 4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
 5. PREPARE SITE FOR PAVING.
 6. PAVE SITE.
 7. INSTALL INLET PROTECTION DEVICES.
 8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
 9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT.

GENERAL EROSION NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. WHERE A CONFLICT EXISTS BETWEEN LOCAL JURISDICTIONAL STANDARD SPECIFICATIONS AND SAMBATEK STANDARD SPECIFICATIONS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (EROSION & SEDIMENTATION CONTROL PLAN-ESC PLAN), THE STANDARD DETAILS, THE PLAN NARRATIVE, AND ITS APPENDICES, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING & SUBMITTING THE APPLICATION FOR THE MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE SWPPP AND THE STATE OF MINNESOTA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT, ISSUED AUGUST 1, 2018) AND BECOME FAMILIAR WITH THE CONTENTS. THE SWPPP AND ALL OTHER RELATED DOCUMENTS MUST BE KEPT AT THE SITE DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP & PERMITS. CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA BY EITHER THE OWNER OR OPERATOR AS APPROVED ON PERMIT. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION. (NOTE TO THE PREPARER: REVISE INSPECTION RESPONSIBILITY PER OPTIONS IN SWPPP NARRATIVE, SECTION 023701)
5. CONTRACTOR SHALL COMPLY WITH TRAINING REQUIREMENTS IN PART 21.1-21.3 OF THE GENERAL PERMIT.
6. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
7. ESC PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
8. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
9. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER IS NOT ACCEPTABLE. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS ARE ALLOWED.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
15. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
16. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE SWPPP, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MN/DOT SEED MIXTURE NUMBER 21-111 OR 21-112 DEPENDING ON THE SEASON OF PLANTING (SEE MN/DOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MN/DOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
18. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN FOR VEGETATIVE COVER. (NOTE TO THE PREPARER: WHERE PERMANENT SEEDING IS NOT CALLED OUT IN THE GRADING AND/OR LANDSCAPE PLAN, REPLACE THE LAST SENTENCE IN THIS ITEM WITH THE FOLLOWING: SEED WET PONDS WITH MN/DOT SEED MIXTURE 310 "NATIVE WET TALL" BELOW THE HWL. SEED ALL OTHER AREAS WITH SEED MIXTURE 260 "COMMERCIAL TURF". SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MN/DOT SPECIFICATION SECTION 2575.3.)
19. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM CONVEYANCES & FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES, OR DRAINAGEWAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEANOUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
20. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
21. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

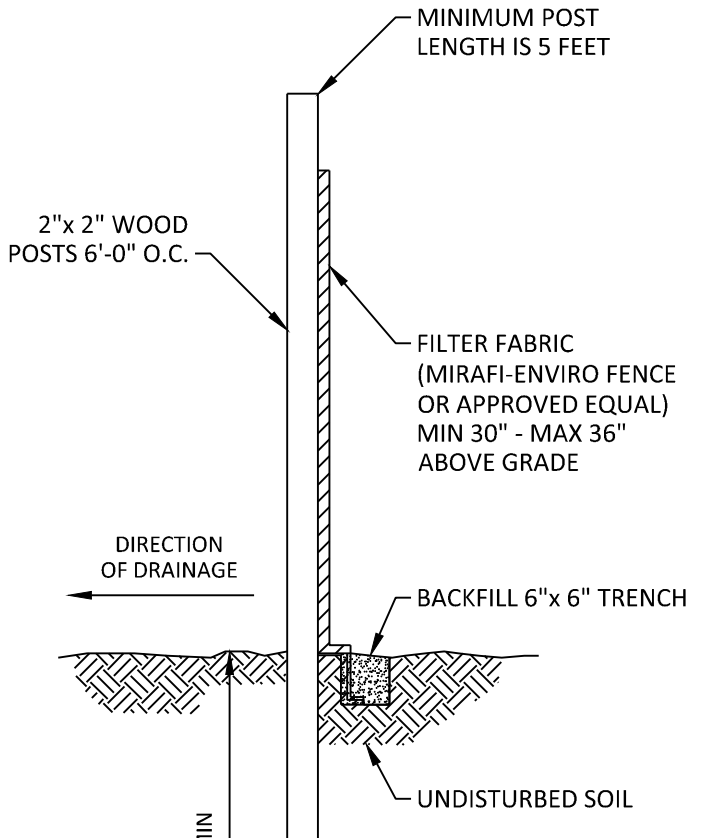


TEMPORARY STONE CONSTRUCTION EXIT
N.T.S.



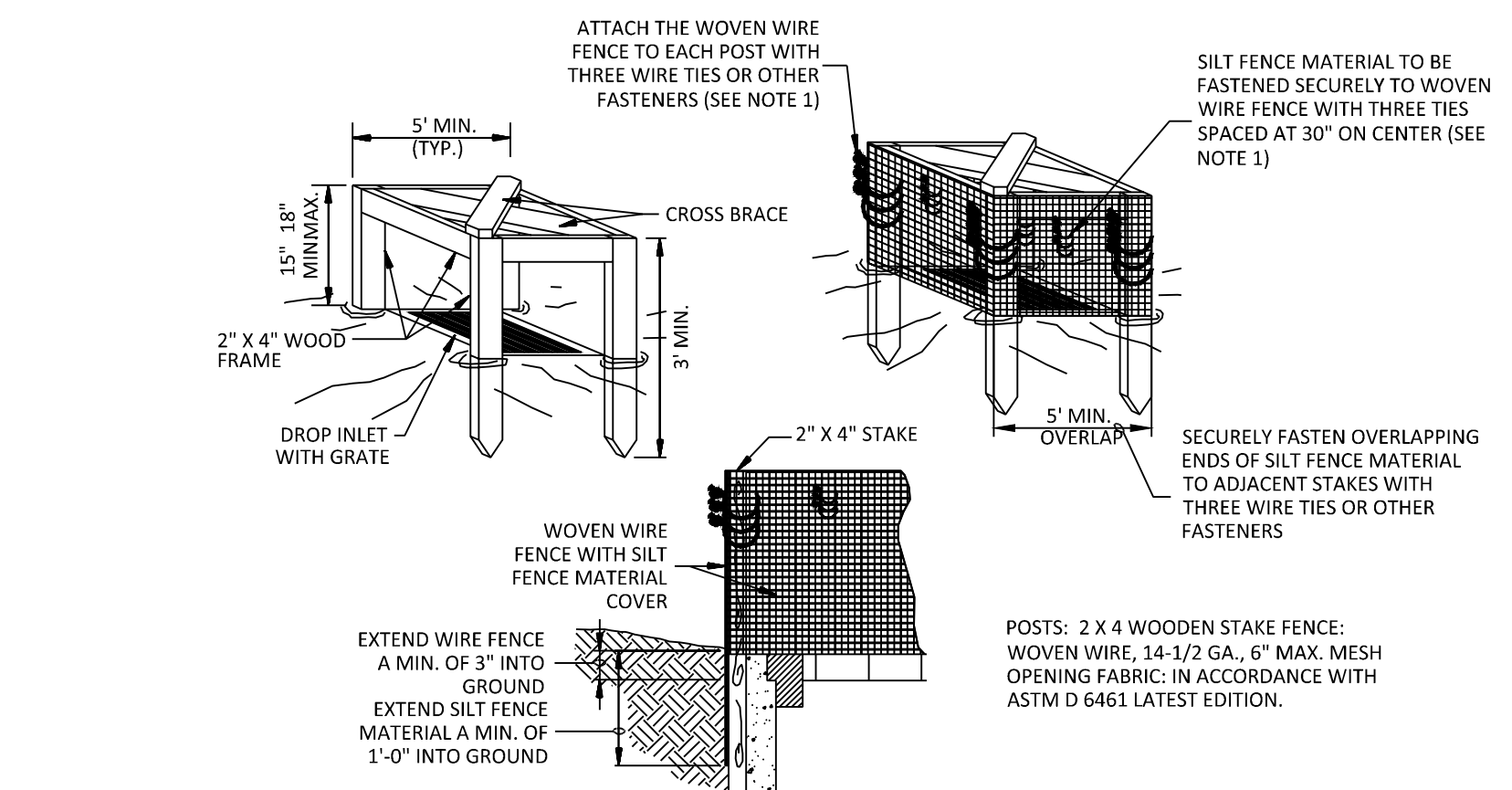
- NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 2. CONCRETE WASHOUT AREA SHALL BE LINED WITH MINIMUM 10 MIL THICK PLASTIC LINER.
 3. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
 4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE.
 6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
 7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONCRETE WASHOUT AREA
NOT TO SCALE



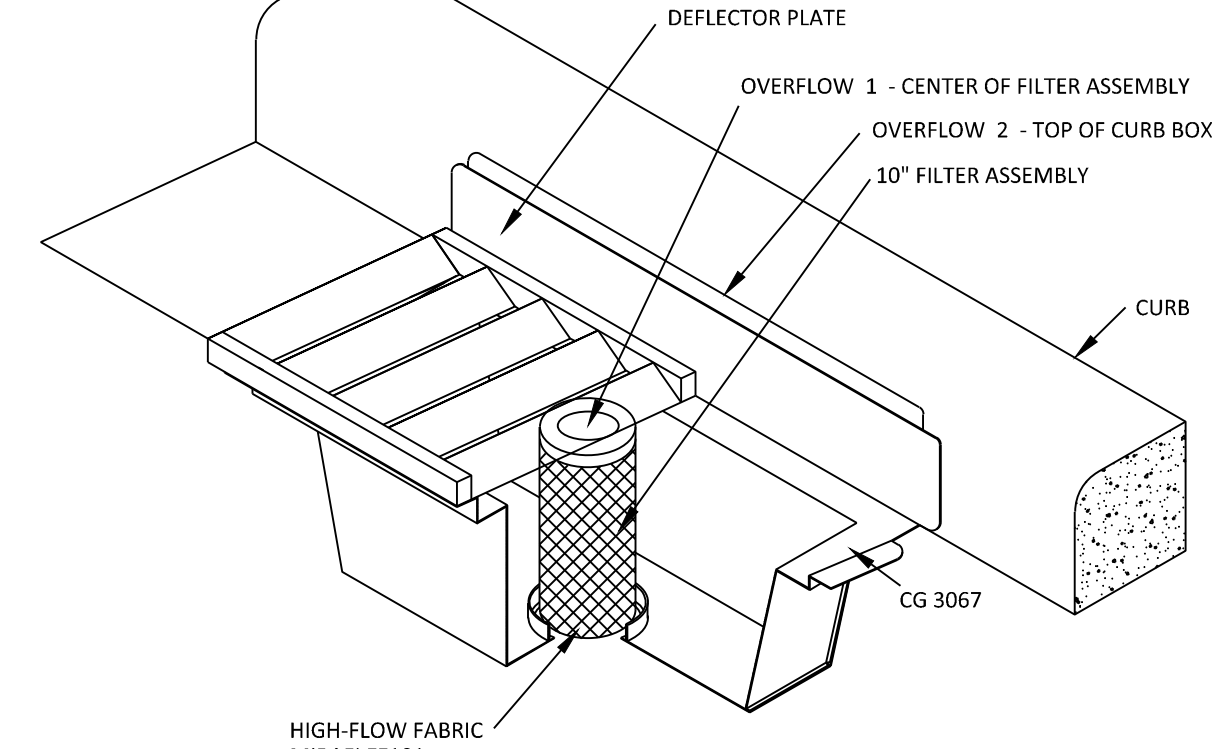
- NOTES:
1. MAXIMUM SPACING BETWEEN POSTS (CENTER TO CENTER) SHALL NOT EXCEED 6 FEET IN SPACING.
 2. A MINIMUM OF 5 FASTENERS PER POST

PREASSEMBLED SILT FENCE- WOOD POSTS (MNDOT 3886)
N.T.S.



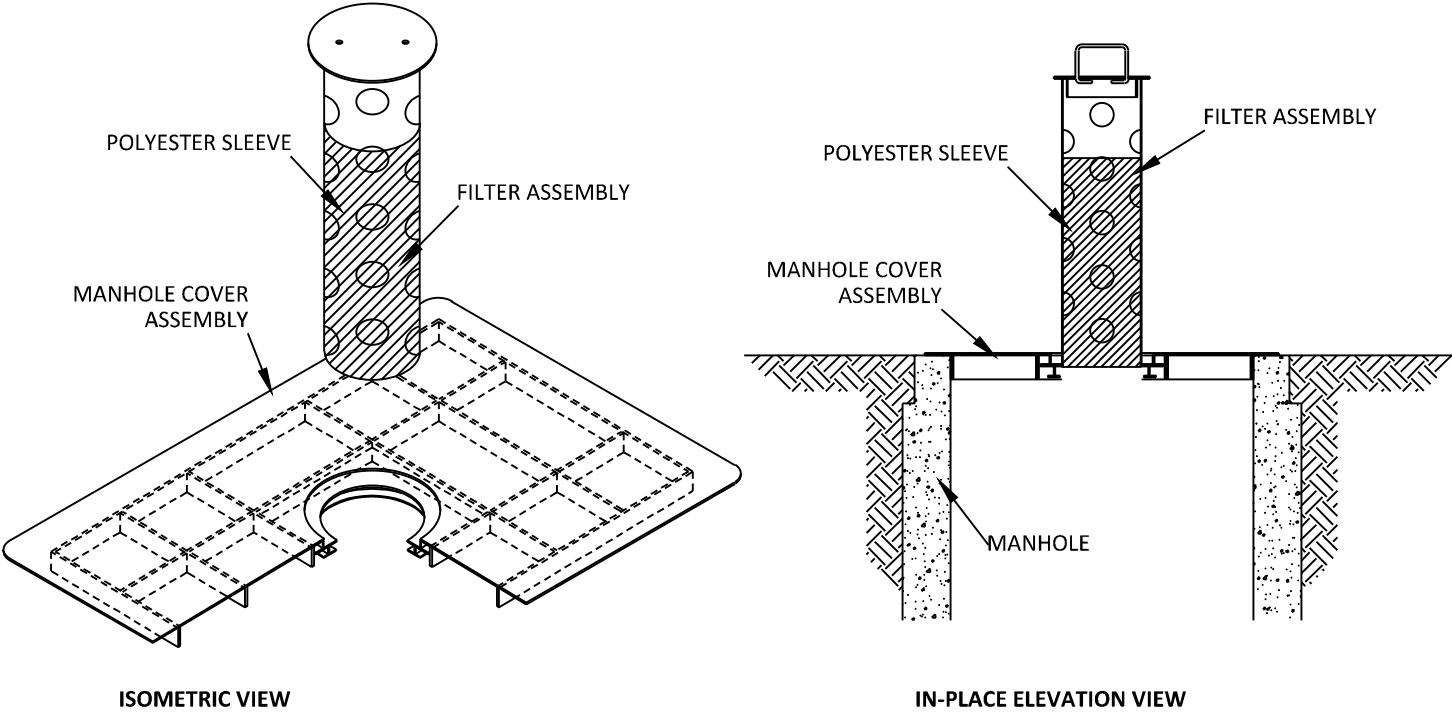
1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30" WITH THREE WIRE TIES OR OTHER FASTENERS). ALL SPACED WITHIN THE TOP 6" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION (IP-1)
NOT TO SCALE



- ROAD DRAIN CASTING APPLICABILITY
- MSHA R-3067
 - MSHA R-3512

ROAD DRAIN INLET PROTECTION (IP-2)
NOT TO SCALE



SPECIFICATIONS AND STANDARDS

- AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION
- AWS STRUCTURAL WELDING CODE-STEEL, D1.1-94
- 29 CFR 1910.25(SHA SAFETY AND HEALTH STANDARDS)

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD 20000 LBS.

SAFETY FACTOR 2:1

WATER FLOW RATE (THROUGH POLYESTER FILTER)

0.476 CFS @ 3" HEAD
1.074 CFS @ 15" HEAD
1.133 CFS @ 6" HEAD
1.575 CFS @ 12" HEAD

MAXIMUM OVERFLOW RATE

AVAILABILITY STOCK

ROAD DRAIN INLET PROTECTION TOP SLAB MODEL (IP-3)
NOT TO SCALE

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. THE DESIGNATED CONTACT PERSON NOTED ON THIS PLAN MUST ROUTINELY INSPECT THE CONSTRUCTION ON SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS (SEE PART 10.1-10.5 OF THE GENERAL PERMIT).
3. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION. CONTRACTOR MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. THE REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. CONTRACTOR SHALL USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.
4. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL OFF-SITE PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME TO COMPLY WITH PART 9.11-9.12 OF THE GENERAL PERMIT.
5. CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE PERMITTEE(S) ARE RESPONSIBLE UNTIL ANOTHER PERMITTEE HAS ASSUMED CONTROL (ACCORDING TO PART 3.1 TO 3.8 OF THE MPCA GENERAL PERMIT) OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED OR THE SITE HAS UNDERGONE FINAL STABILIZATION, AND A (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA.
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).
7. ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

AREA SUMMARY
IN ACRES

PAVEMENT AREA	0.88 AC±
BUILDING AREA	1.73 AC±
SEEDING AREA	0.86 AC±
TOTAL DISTURBED	3.47 AC±
PRE - CONSTRUCTION IMPERVIOUS	2.21 AC±
POST - CONSTRUCTION IMPERVIOUS	2.48 AC±

DEVELOPER/OWNER: GREYSTAR DEVELOPMENT CENTRAL, LLC 750 BERING DRIVE, SUITE 400 HOUSTON, TX 77057 832-269-0535
SITE OPERATOR / GENERAL CONTRACTOR
SUPERINTENDENT:



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com



12800 Whitewater Drive, Suite 300
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.

NOT FOR CONSTRUCTION

LAND USE APPLICATION SUBMITTAL 12/06/2022

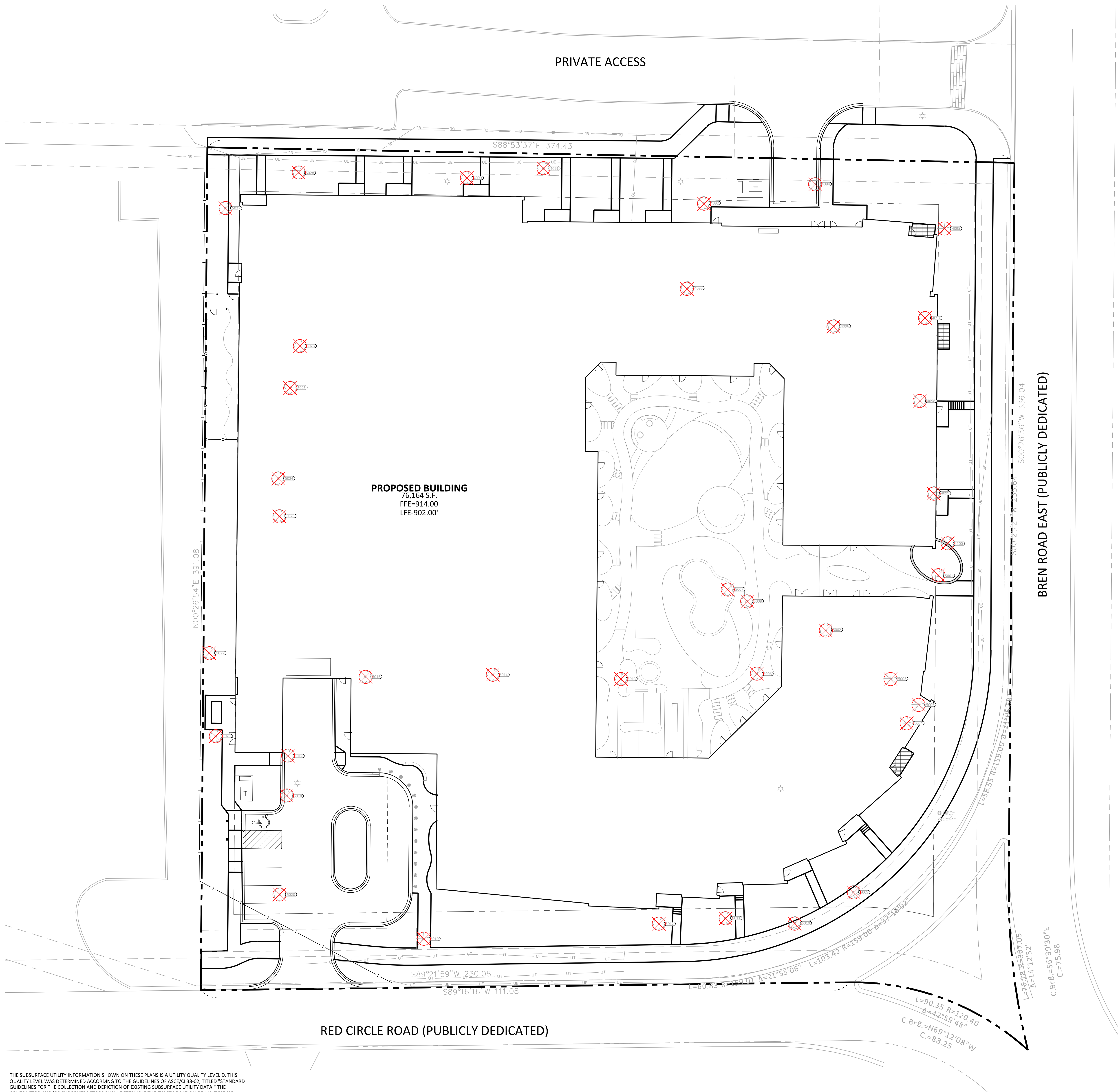
ORIGINAL ISSUE:	09/19/22
REVISIONS:	
No. Description	Date
#1 CITY WATERSHED COMMENTS	01/30/23
#2 CITY COMMENTS	02/09/23

51166 PROJECT NUMBER	
TLL DRAWN BY	BWF CHECKED BY
KEY PLAN	

BREN ROAD MULTIFAMILY
EROSION CONTROL NOTES & DETAILS

C5.03

**NOT FOR
CONSTRUCTION**



LEGEND

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

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.

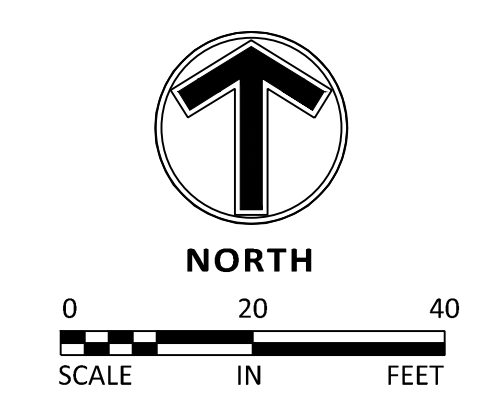
CALCULATIONS	EXISTING	REQUIRED
1 INCH PER EACH INCH IN DIAMETER OF HIGH PRIORITY TREES	6 TREES	12 INCHES
1 FOOT PER EACH FOOT IN HEIGHT OF HIGH PRIORITY TREES	83 INCHES	154 INCHES
CONIFERS	106 FEET	106 FEET

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	8		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 (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.



LAND USE
APPLICATION
SUBMITTAL
12/06/2022

ORIGINAL ISSUE:
09/19/22

REVISIONS:
#1 CITY WATERSHED 01/30/23
#2 CITY COMMENTS 02/09/23

51166
PROJECT NUMBER

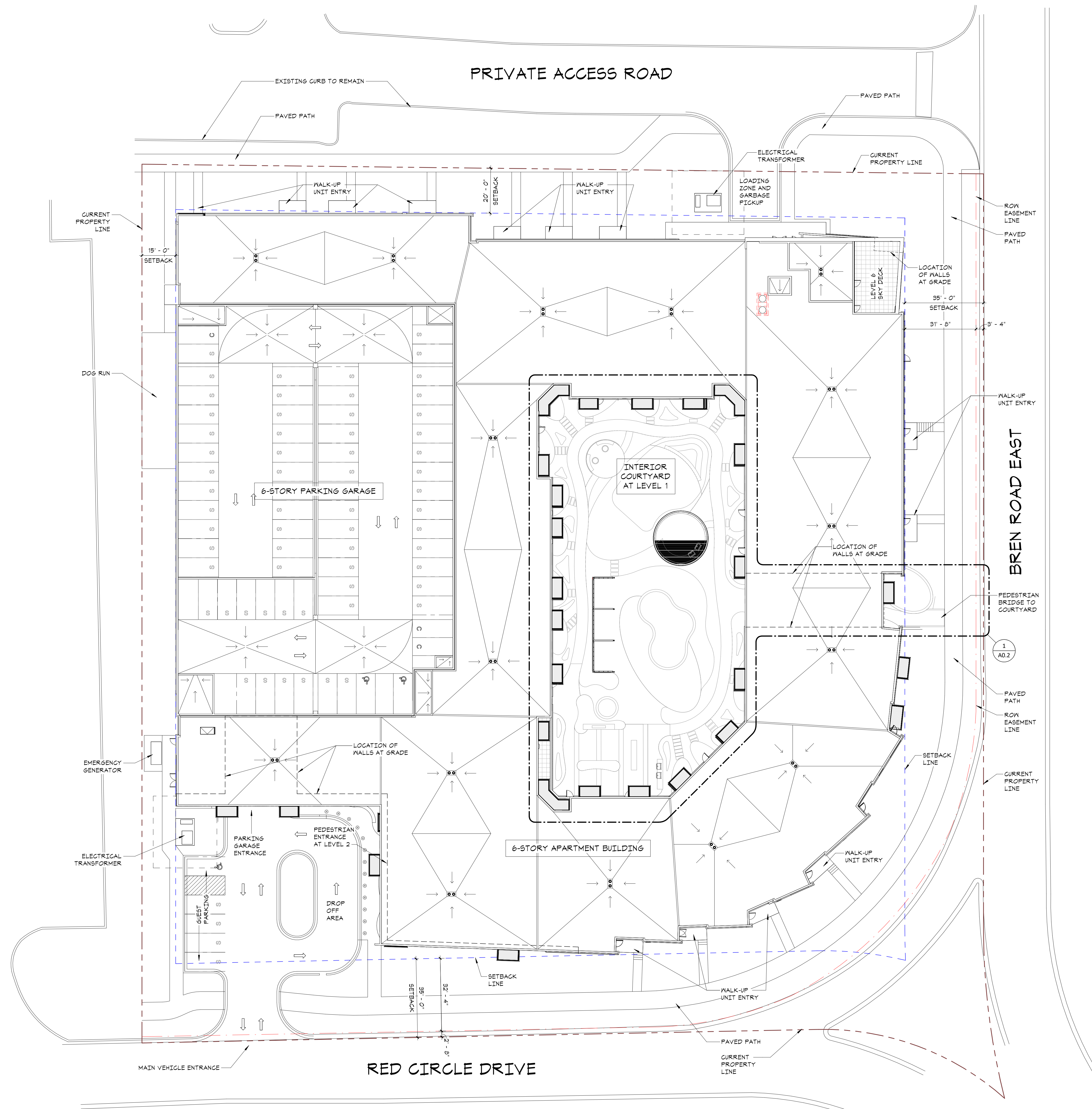
TLL BWF
DRAWN BY CHECKED BY

KEY PLAN

BREN ROAD
MULTIFAMILY

TREE INVENTORY
L1.01

**NOT FOR
CONSTRUCTION**



LAND USE
APPLICATION
2/9/2023 UPDATE

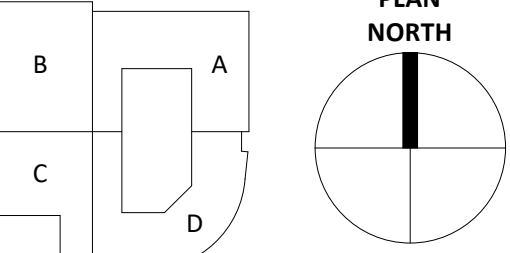
ORIGINAL ISSUE:

REVISIONS:
No. Description Date

222521
PROJECT NUMBER

ESG DRAWN BY ESG CHECKED BY

KEY PLAN



BREN ROAD
MULTIFAMILY

ARCHITECTURAL SITE PLAN

A0.1

**NOT FOR
CONSTRUCTION**



1 LEVEL 1 FLOOR PLAN
1/16" = 1'-0"

LAND USE
APPLICATION
2/9/2023 UPDATE

ORIGINAL ISSUE:
REVISIONS:
No. Description Date

222521
PROJECT NUMBER
Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____
KEY PLAN

BREN ROAD
MULTIFAMILY
LEVEL 1 FLOOR PLAN
A1.0

**NOT FOR
CONSTRUCTION**



- Area Legend**
- 1 BED
 - 1 BED + DEN
 - 2 BED
 - 2 BED + DEN
 - 3 BED
 - ALCOVE
 - AMENITY
 - COMMON / CIRCULATION
 - DATA
 - ELEC
 - PARKING
 - SERVICE
 - STUDIO
 - TRASH

LAND USE
APPLICATION
2/9/2023 UPDATE

ORIGINAL ISSUE:
02/09/23

REVISIONS:
No. Description Date

222521
PROJECT NUMBER

Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____

KEY PLAN

BREN ROAD
MULTIFAMILY

LEVEL 2 FLOOR PLAN

A1.1

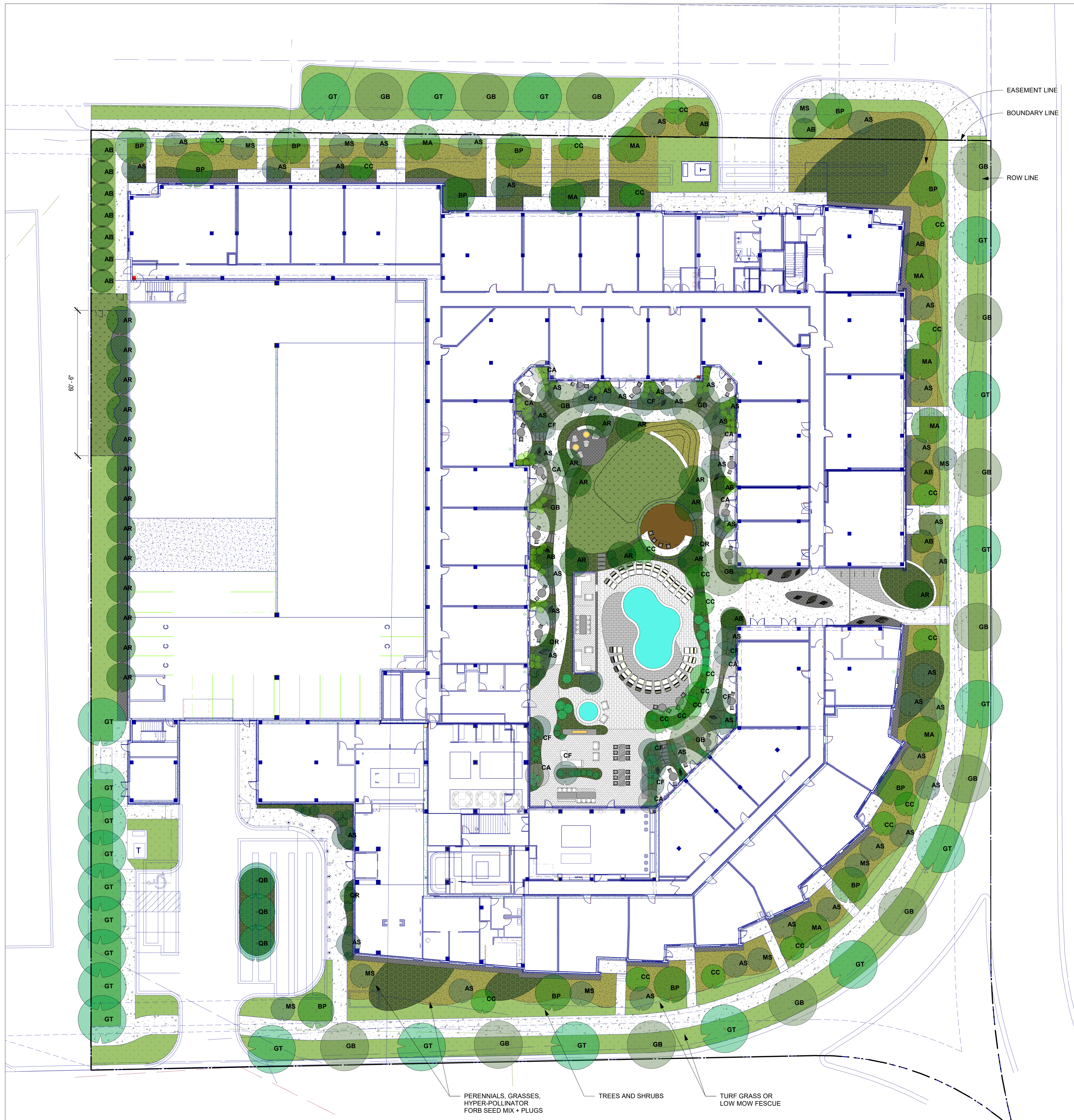
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature _____

Typed or Printed Name _____

License # _____ Date _____

**NOT FOR
CONSTRUCTION**



PLANT SCHEDULE

#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
TREES						
23	AR	<i>Acer rubrum</i> 'JFS-KW78'	ARMSTRONG RED MAPLE	3" CAL	B+B	MATCHED SPECIMEN
12	BP	<i>Betula papyrifera</i> 'Varen'	PAPER BIRCH (PRAIRIE DREAM)	3" CAL	B+B	MATCHED 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'	GINKGO 'PRINCETON SENTRY'	3" CAL	B+B	MATCHED SPECIMEN
22	GT	<i>Gleditsia tricanthos</i> 'Skyline'	SKYLINE HONEYLOCUST	3" CAL	B+B	MATCHED SPECIMEN
8	MA	<i>Maackia amurensis</i>	AMUR MAACKIA	3" CAL	B+B	MATCHED SPECIMEN
3	QB	<i>Quercus bicolor</i>	SWAMP WHITE OAK	3" CAL	B+B	MATCHED SPECIMEN
3	QR	<i>Quercus robur</i> 'Crimmschmidt'	CRIMSON SPIRE COLUMNAR OAK	3" CAL	B+B	MATCHED SPECIMEN
99						
SHRUBS						
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
50	TM	<i>Taxus x media</i> 'Taunton'	TAUNTON YEW	#3	CONT.	SEE PLAN
81	VO	<i>Viburnum opulus</i> 'Nanum'	DWARF EUROPEAN CRANBERRYBUSH	#2	CONT.	SEE PLAN
169						
ORNAMENTAL TREES						
47	AS	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE(R) SERVICEBERRY-CLUMP	3" CAL	B+B	MULTISTEM SPECIMEN
8	CA	<i>Cornus alternifolia</i>	PAGODA DOGWOOD	3" CAL	B+B	MULTISTEM SPECIMEN
23	CC	<i>Cercis canadensis</i> 'MN Strain'	EASTERN REDBUD	3" CAL	B+B	MULTISTEM SPECIMEN
9	MS	<i>Malus</i> spp. 'Red Jewel'	RED JEWEL CRABAPPLE	3" CAL	B+B	MULTISTEM SPECIMEN
87						
CONIFEROUS TREES						
15	AB	<i>Abies balsamea</i>	BALSAM FIR	8' HEIGHT	B+B	MATCHED SPECIMEN
15						

ORIGINAL ISSUE:
10/27/22

REVISIONS:
No. Description Date

NA
PROJECT NUMBER

Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____

KEY PLAN

BREN ROAD -
MULTIFAMILY
ILLUSTRATIVE LANDSCAPE
PLAN

L16