



September 18, 2023

Re: Narrative for Condo Flats Preliminary Plat Application at 5290/5300 Spring Lane- will be known as “Saville Flats”

The objective of this project is to create a welcoming residential feel that connects to the broader neighborhood. Designed in the architectural style of a Modern European building, the project is derived from the classic Tudor style, but brought up to date by simplifying the details and relying on the building and materials to give the building character. This approach evokes classical architecture while also fitting into the modern context, giving it a timeless quality that creates a welcoming feel. Chimneys are integrated as a key design detail of the front façade, contributing to the residential vernacular of the building. The clean lines of the stucco and enameled paneling are tied together with a stone base that creates a sense of connection to the earth and a feeling of permanence to the building. Strategically located balconies allow occupants a feeling of connection to their neighborhood.

Situated on a unique triple frontage street corner, the building is carefully integrated into its surroundings. The building runs parallel to County Road 101 with connections to the existing pedestrian trail running which connects and provides access for its residents to the neighboring trail and park network. Extensive proposed landscaping around the building will create an incredible streetscape along County Road 101. (Note: Landscape buffering not adequately shown on renderings to allow for visibility of the exterior for review purposes.) The building is also carefully situated to utilize the existing topography of the site to minimize grading impacts on existing trees as much as possible. Working with grades, the majority of the parking for the site will be located underneath the building, providing a benefit to residents and reducing surface parking needed that allows for the preservation of the natural open spaces of the site. Centralized on the project is an outdoor amenity space for the residents that provides an outdoor dining/gathering space with an outdoor fire pit that all overlooks the existing wetland and preserved trees. Also nestled into the existing topography and abundant natural environment is a wood-chipped walking path with bee-friendly flower gardens, bird baths, a swinging bench, and a community garden. With this site being tucked in by two county roads, a fenced-in dog recreation area is provided. A portion of the site is also dedicated for stormwater management. The scale of the building fits into the neighborhood context by bringing the roof eaves down low and building the units into the structure of the roofs.

The footprint of the building is approximately **13,300 square feet** with **9,400 square feet** tucked in on the third level. The unit layouts are designed in the style of single-family homes, with plans that are geared towards contemporary life while maintaining the order and principles of classical design which will make the units function well and feel like home for years to come. The building is designed to appear as a townhome-style condo building, with each unit having a shared private entrance. However, the building does not have a common corridor as found in typical condo buildings, maintaining a sense of privacy for residents.

To integrate with the adjacent corner lots, we would look to pursue a variance regarding the setbacks along County Road 101 and County Road 3 /Excelsior Blvd from **50'** to **35'**. This variance will be sought for various practical difficulties:

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- The property has street frontage on 3 sides. Adhering to these three street frontages and required setbacks presented a practical difficulty.
- Hennepin County acquired a portion of the property along County Road 101 for widening of the street, sidewalk construction, and other right-of-way improvements. This resulted in a loss of trees on the lot, which affected our ability to meet tree requirements and took away land mass for setback purposes.

This setback variance would set the building in a similar context to the other commercial and medium density residential buildings at the intersection. Situated on a triple corner lot, it would also allow us to push the building further away from the single-family residential buildings, creating a natural barrier. South of the proposed condo flats are three parcels: one with an existing, single-family home (5311 Tracy Lynn) that will be preserved and updated with the acceptance of this plan; two parcels on Spring Lane that will be built upon. The proposed plan will strengthen the neighborhood with a fresh look as they serve as the gateway into the neighborhood, adding value to the surrounding properties. This layout also allows for intuitive /hidden guest parking and access versus having to push the building back along the wetland and bring the parking to the 101 side of the building which may not be as aesthetically pleasing and would increase impervious surface area. This also helps to reduce tree removals and specifically, preserve more trees to adjacent single-family residential.

HOUSING

Minnetonka is expected to reach a population of **61,500 by 2040**, with nearly **28,300 households**. The anticipated increase of nearly **7,637 new residents** comprised of **4,698 new households** over the next two decades will create the demand for a diverse range of housing options. The city is experiencing an uptick in higher density redevelopment in response to housing demand for for-sale and rental product.

To align with the City in their comprehensive planning, we considered several of the City's goals in this project's design; One being Minnetonka's aging demographic, specifically the adult households ages 55-64. This is currently one of the biggest demographic shifts affecting Minnetonka. According to the "Housing" Chapter of the Minnetonka 2040 Comprehensive Plan, this age group will likely seek alternative senior housing options over the next 5-10 years, including condos, age-restrictive senior cooperatives, or active senior rental housing opportunities. To better prepare for this anticipated shift, *"the City will need to work with and encourage developers and housing providers to develop a variety of housing types at various costs and rents with features that cater to the diverse and changing desires and needs of its senior population."*

Housing Goals

City of Minnetonka 2040 Comp. Plan, Chapter 2 - Housing

- Strengthening neighborhoods by improving and preserving the existing housing stock;
- Promoting new affordable and market-rate rental and for-sale housing;
- Encouraging **diversity** in the **types, sizes, and prices** of housing units available in Minnetonka; and
- Creating partnerships with other agencies to ensure the longevity of affordable housing.

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The building's design is intended to cater to an aged population, including empty nesters and retirees. The proximity of the site to a major business and regional corridor could be beneficial to people who do not wish to travel far from their homes to access essential services. This low intensity use will generate less traffic during peak hours. The proximity to two elementary schools and the high school is also an ideal location for grandparents.

This housing development could fulfill a need in the market for transitional housing between independent living and care centers; Seniors may not wish to contend with the upkeep of single-family homes, but would still like to retain their independence before moving into care centers. Correspondingly, this transitional housing could also open the availability of single-family housing stock for younger families or single parents with children.

The one-level living design of the units creates an accessible space that fits many different lifestyle needs and integrates well into the demographics of the area. As stated in the opening line of the Minnetonka 2040 Comprehensive Plan, *"A variety of housing choices is important for the vitality of Minnetonka."*

Because the land values in Minnetonka continue to increase with little land left to develop, it's the City's desire for this project to offer affordable housing units. Affordable housing has many definitions and is a needed solution for many full-time working members of our community. Minnetonka's 2040 Comprehensive Plan points out the need for affordable housing in key village centers within the city, which includes the Highway 7/County Road 101 intersection. In response to these needs, our building will have **40 residences** spread over three floors, including **4 affordable units**.

LAND USE DENSITY/INTENSITY

According to the of the Land Use chapter of Minnetonka's 2040 Comprehensive Plan, *"The integrity of existing single-family neighborhoods will be preserved through careful management of land use transitions and impacts between potential conflicting uses."* This development will ease the transition in urban intensity from commercial to residential along County Road 101.

The site, situated at the intersection of two minor arterial roads (Excelsior Blvd/County Road 3 and County Road 101), is currently zoned for single-family homes. This is in direct contrast to properties immediately north of the intersection, which are a mix of office, commercial, and high-density residential. Furthermore, the League of Minnesota Cities (LOMC) area standards state that single-family housing would not be ideal for a site located at the intersection of two minor arterial roadways such as this one. The intention of this development is to provide a gradual stepping-down of land use density and intensity as you move south from the commercial core of Highway 7 and County Road 101. The development will act as a buffer between high intensity uses



Figure 1: Land use map of the area.

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north of Excelsior Boulevard and the single-family residential homes south of the site, to ease this transition in land uses.

The Highway 7/County Road 101 retail and business corridor hosts many essential functions for the area. The city's comprehensive plan encourages higher-density residential uses in regional centers and corridors such as this one, to concentrate development in these urban nodes and support future transit service. For this reason, a denser residential development would be ideal for this site.

A number of similar medium-density developments can be found near the Saville Flats site. Carlyle Place, an **82-unit** townhome development, is located northeast of our development on Highway 7 and provides housing at a density of approximately **10.3 units/acre**. Havenwood of Minnetonka, a retirement home located northwest of the Saville Flats site on Excelsior Blvd, contains **101 units** and has a density of **39.9 units/acre**. Saville Flats will be consistent with this surrounding pattern of development at approximately **10 units/acre**.

The site is currently occupied by four single-family homes, three of which will be removed or relocated to make way for proper development. Since our previous proposal, we have chosen to retain one home on the site for renovation (5311 Tracy Lynn Terrace).

Medium-Density Residential

Minnetonka 2040 Comp. Plan, Chapter 3 – Land Use

- Encourage and allow the opportunity for residential project design techniques that incorporate **natural resource protection** and **open space preservation** techniques such as clustering.
- Create **appropriate transitions** between different and more intense land uses and low-density areas.
- Encourage opportunities for residential development **near and within village and regional centers, employment centers or major transportation corridors**.
- Broaden housing choice, especially with an increasingly aging population and accommodate housing goals, including affordable and mid-priced housing.

NATURAL SPACE

The preservation and enhancement of the natural space surrounding the development is a key element of our design. The health of the current treescape is poor, with most of the trees damaged and unhealthy, and composed of both invasive species and a high percentage of ash trees in decline. Invasive species on-site include buckthorn and black locust. The extensive landscape plan includes reforesting portions of the site with more climate-resilient native trees species to increase tree canopy coverage and provide wildlife habitat.

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Of all the previous designs we've proposed, the current proposed landscaping plan will preserve the highest number of existing trees and will meet the city's tree removal threshold for significant trees. About half of the site will remain undisturbed in its natural state or as part of the landscape plan will have restoration measures taken to enhance the existing vegetation and tree canopy. However, our plan will slightly exceed the high priority allowable removal threshold by 5 trees. We are requesting that the city make a small exception to this rule, as we will be proposing the planting of **155 new trees** of a wide variety of species to restore the natural space on this site that might not happen otherwise. This combination of existing and newly planted canopy cover will benefit the site by increasing habitat value, shade, and biodiversity among woodland species.

TRAFFIC

The current and anticipated traffic volumes of the site's roadways are being considered during this project's development. Due to the site's proximity to Minnetonka High School, this area experiences an increase in traffic during peak times. The development will be marketed towards empty nesters and older families without small children, which are not anticipated to generate as much traffic during peak times.

The City of Minnetonka's 2040 Comprehensive Plan sets guidelines which *"Limit the number of driveways to those that are needed to safely accommodate the traffic generated by each development; Provide adequate spacing between driveways so conflicts and resulting crashes between vehicles maneuvering at adjacent driveways are avoided; Ensure proper design to accommodate driveway traffic and minimize vehicle conflicts without significantly reducing roadway capacity."* As part of our plan, an existing single-family home with driveway access to County Road 101 will be removed. This home's driveway is not located in an ideal place, as it is within 400 feet of the Highway 7/County Road 101 intersection and is not very visible from the roadway. This driveway will be removed, and car access to the development will be redirected to Spring Lane on the northeast corner of the site, in order to mitigate traffic congestion and improve traffic flow on County Road 101.

Transit-oriented development is a concept that the City of Minnetonka outlines in the Chapter 5-Transportation section of its comprehensive plan, as it advocates for better service by *"promoting transit-supportive land use patterns as sections of the city redevelop."* The **Metro 667 bus route (Express/Downtown)** currently provides service to this area. Concentrating medium-density residential development at this intersection will encourage the use of public transit and provide an opportunity for people who live here and prefer an alternative to automobile travel. The now-defunct Metro 614 line used to provide service to this area and could potentially be restored if more demand were to open up in this corridor.

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OTHER AMENITIES

The City of Minnetonka's 2040 Comprehensive Plan encourages the implementation of solar energy systems to contribute to local resiliency to the impacts of climate change. We will be fulfilling this by integrating rooftop solar panels into our development's design to supplement its energy efficiency goals.

Through years of study and research, the applicant is confident that a zoning map amendment to allow for medium density residential is the right fit for this location. We hope our application materials not only showcase this but also highlight that there is an increasing demand for this product type. We thank the city for their feedback during the concept review phase, Staff for their guidance and review, the neighbors for voicing their concerns that we've tried our best to address, and our development team for the collaboration on this well-designed, thought-out plan. We look forward to your review and please reach out with any questions or feedback.

Sincerely,

Curt Fretham
CEO, Lake West Development

Office: (952) 930-3000
Cell: (612) 720-5690
Email: CurtF@LWestDev.com

Cc: Susan Thomas
Loren Gordon
Nic Meyer
Rob Hull
Jim McNeal

Resiliency

Metropolitan Council - Thrive MSP 2040

- Addressing climate change mitigation and adaptation;
- Reducing water use, energy consumption, and greenhouse gas emissions;
- Protect and enable the development of solar resources (cities are required to address as a goal, policy or strategy);
- Consider the development or use of community solar gardens;
- Address impacts to local economies, resources, and infrastructure systems;
- Identify local cost-saving measures that could result in reducing waste, conserving water, and improving energy efficiency;
- Participate in programs such as MN GreenStep Cities and the Regional Indicators Initiative.

ISSUE:
2023-01-24

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SAVILLE FARMS
5290 / 5300 SPRING LANE
MINNETONKA, MN

JOB NUMBER: 241

SHEET:
A2.0
FRONT ELEVATION



1 FRONT ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

PRELIMINARY -
NOT FOR CONSTRUCTION



1 LEFT ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

PRELIMINARY -
NOT FOR CONSTRUCTION

ISSUE:
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MINNETONKA, MN

JOB NUMBER: 241

SHEET:
A2.1
LEFT ELEVATION



1 BACK ELEVATION
A2.2 SCALE: 1/8" = 1'-0"

PRELIMINARY -
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2023-01-24

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JOB NUMBER: 241

SHEET:
A2.2
BACK ELEVATION



1 RIGHT ELEVATION
A2.3 SCALE: 1/8" = 1'-0"

PRELIMINARY -
NOT FOR CONSTRUCTION

ISSUE:
2023-01-24

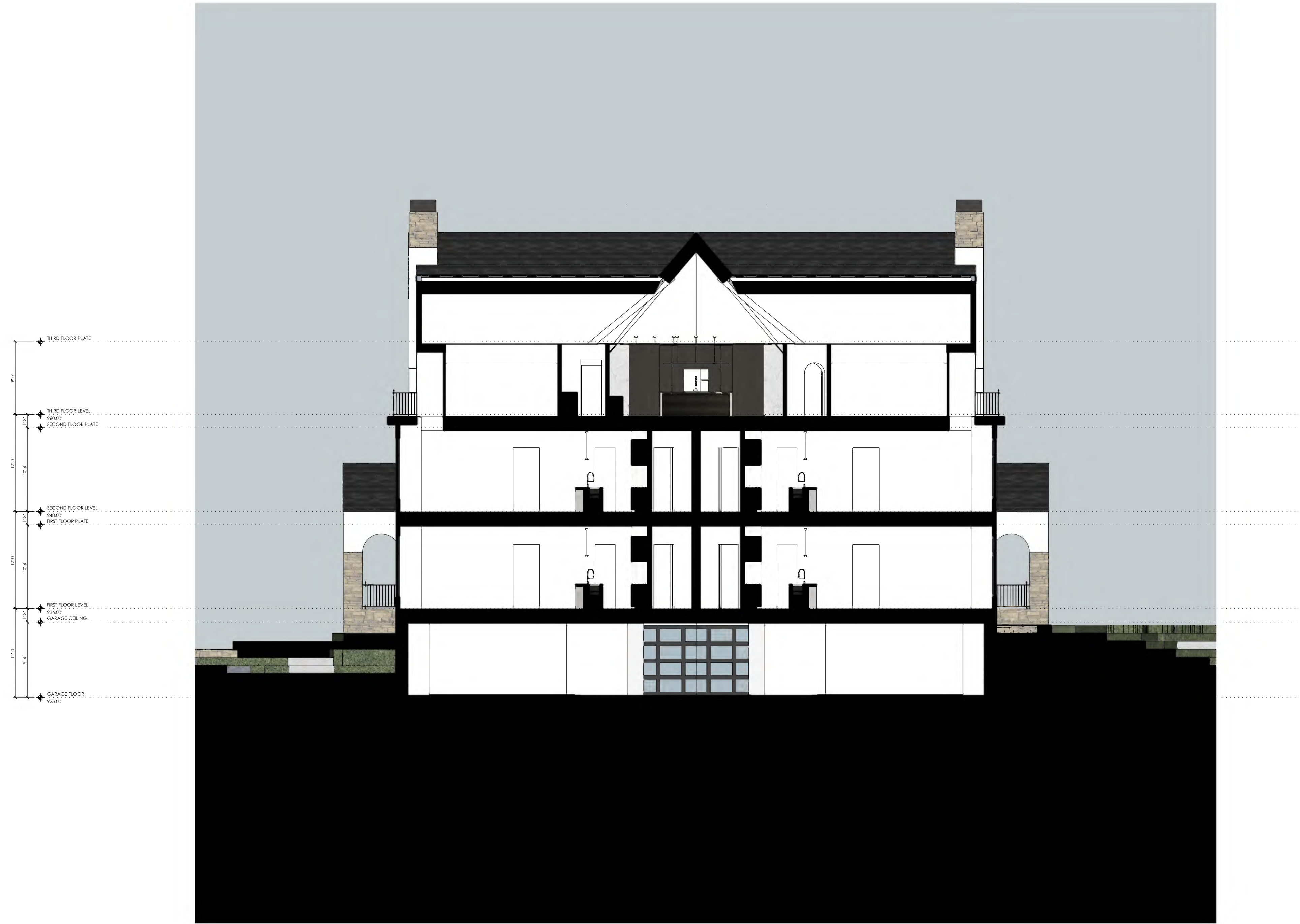
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MINNETONKA, MN

JOB NUMBER: 241

SHEET:
A2.3
RIGHT ELEVATION



1 BUILDING SECTION
 A3.0 SCALE: 1/8" = 1'-0"

PRELIMINARY -
 NOT FOR CONSTRUCTION

ISSUE:
 2023-01-24

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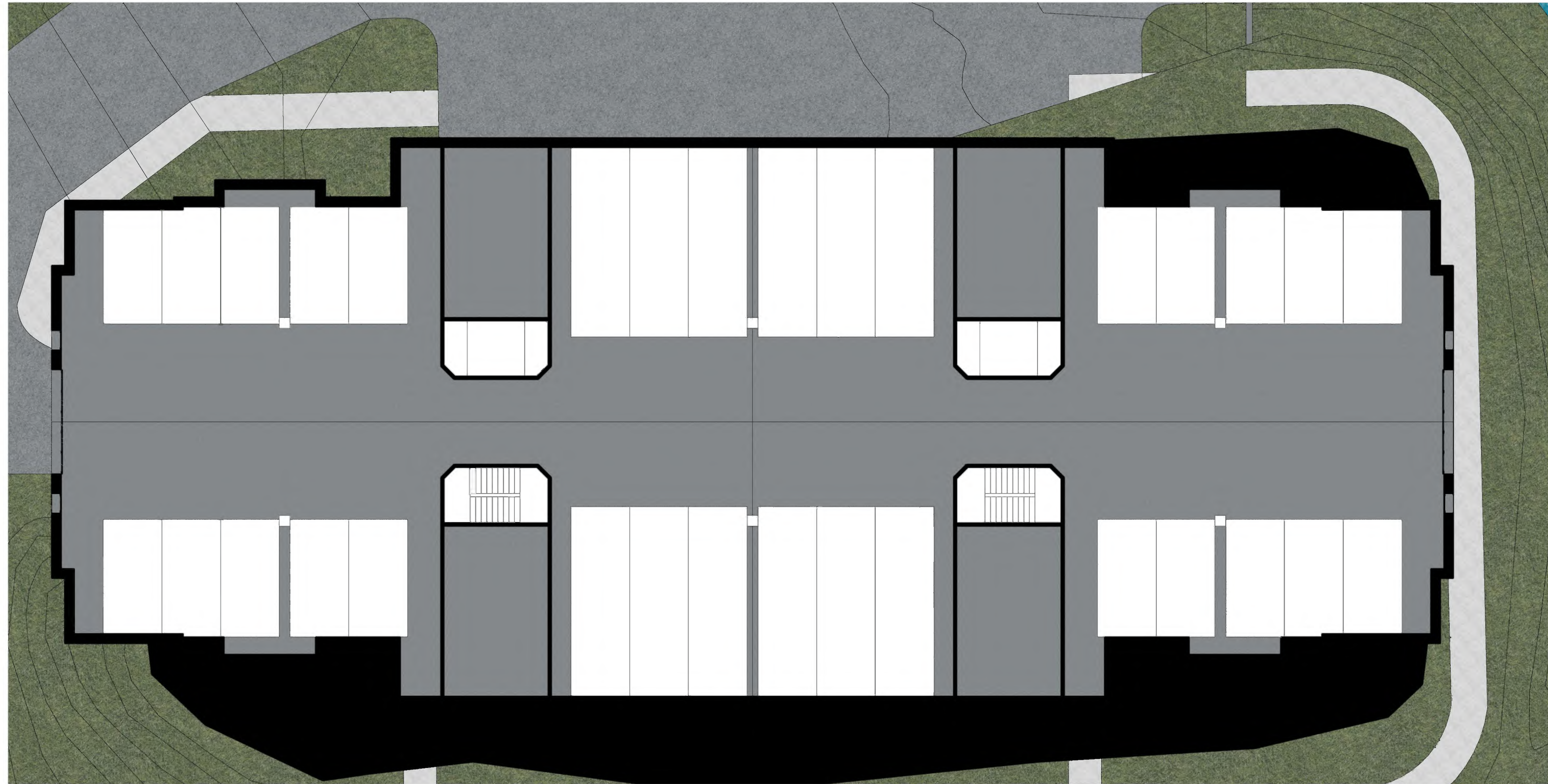
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 MINNETONKA, MN

JOB NUMBER: 241

SHEET:
A3.0
 BUILDING SECTION



1 GARAGE PLAN
A1.0 SCALE: 1/8" = 1'-0"

PRELIMINARY -
NOT FOR CONSTRUCTION

ISSUE:
2023-01-24

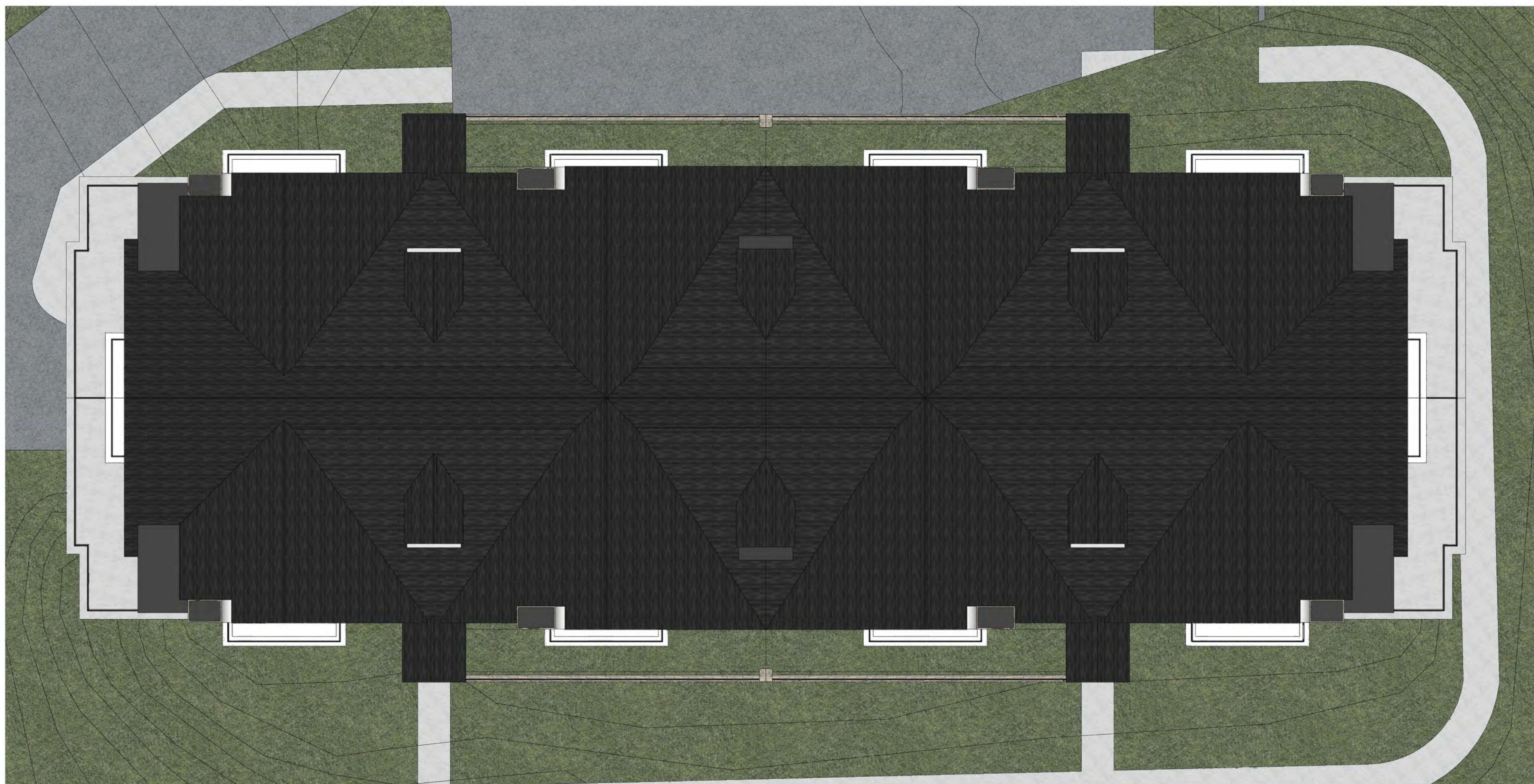
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MINNETONKA, MN

JOB NUMBER: 241

SHEET:
A1.0
GARAGE PLAN



1 ROOF PLAN
A1.4 SCALE: 1/8" = 1'-0"

PRELIMINARY -
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ISSUE:
2023-01-24

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MINNETONKA, MN

JOB NUMBER: 241

SHEET:
A1.4
ROOF PLAN





























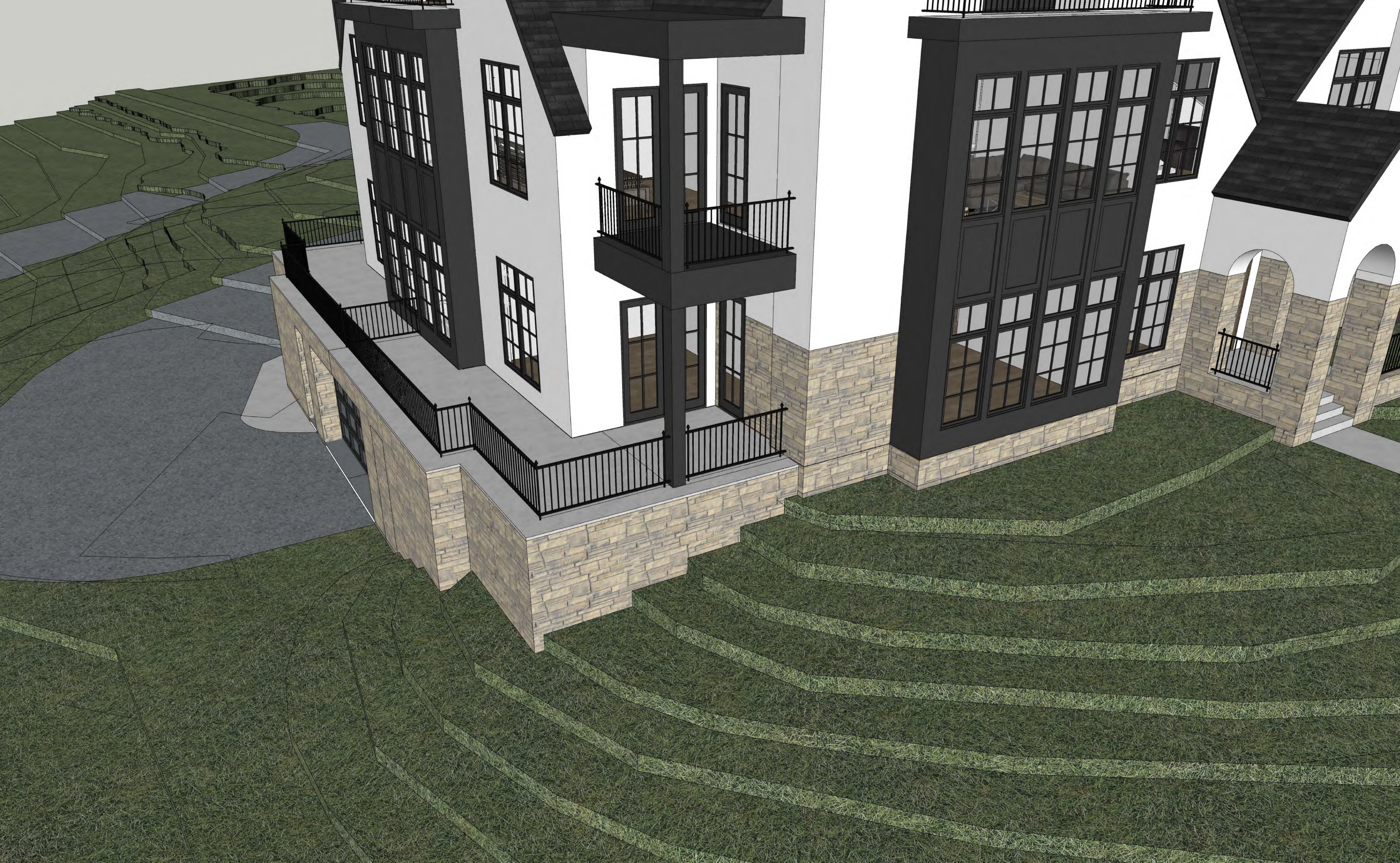












PRELIMINARY PLANS

FOR PRELIMINARY PLAT, GRADING, UTILITIES, LANDSCAPE, AND TREE PRESERVATION PLAN

FOR SAVILLE FLATS MINNETONKA, MN

PREPARED FOR:

LAKE WEST DEVELOPMENT, LLC

14525 HIGHWAY 7, SUITE 265

MINNETONKA, MN 55345

CONTACT: CURT FRETAM

PHONE: 952-653-1346

EMAIL: CURTF@LWESTDEV.COM

PREPARED BY:

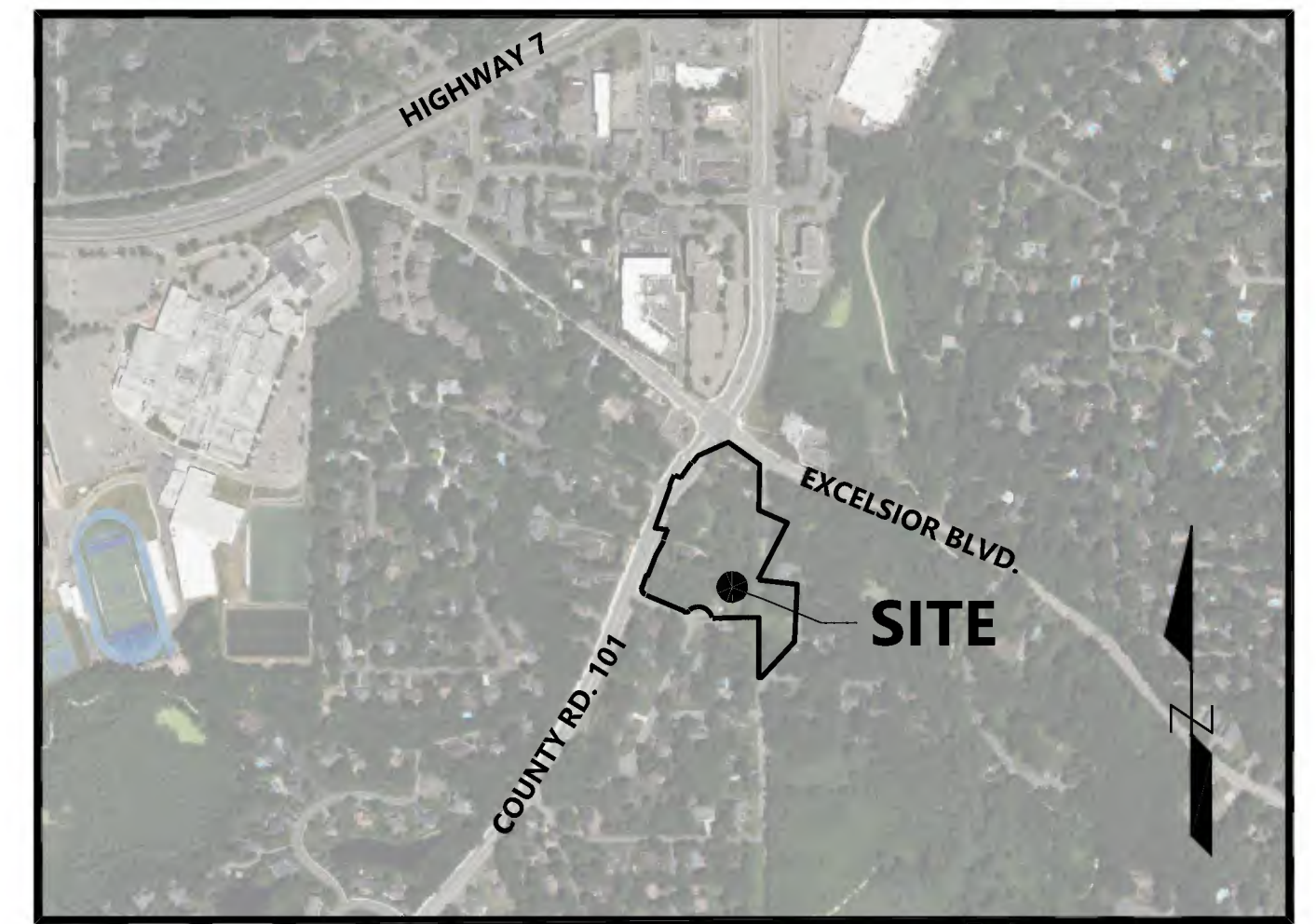
Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
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 Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0032305.00

CONTACT: NICHOLAS T. MEYER



Vicinity Map
(NOT TO SCALE)

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20	SINGLE FAMILY TREE PRESERVATION DATA

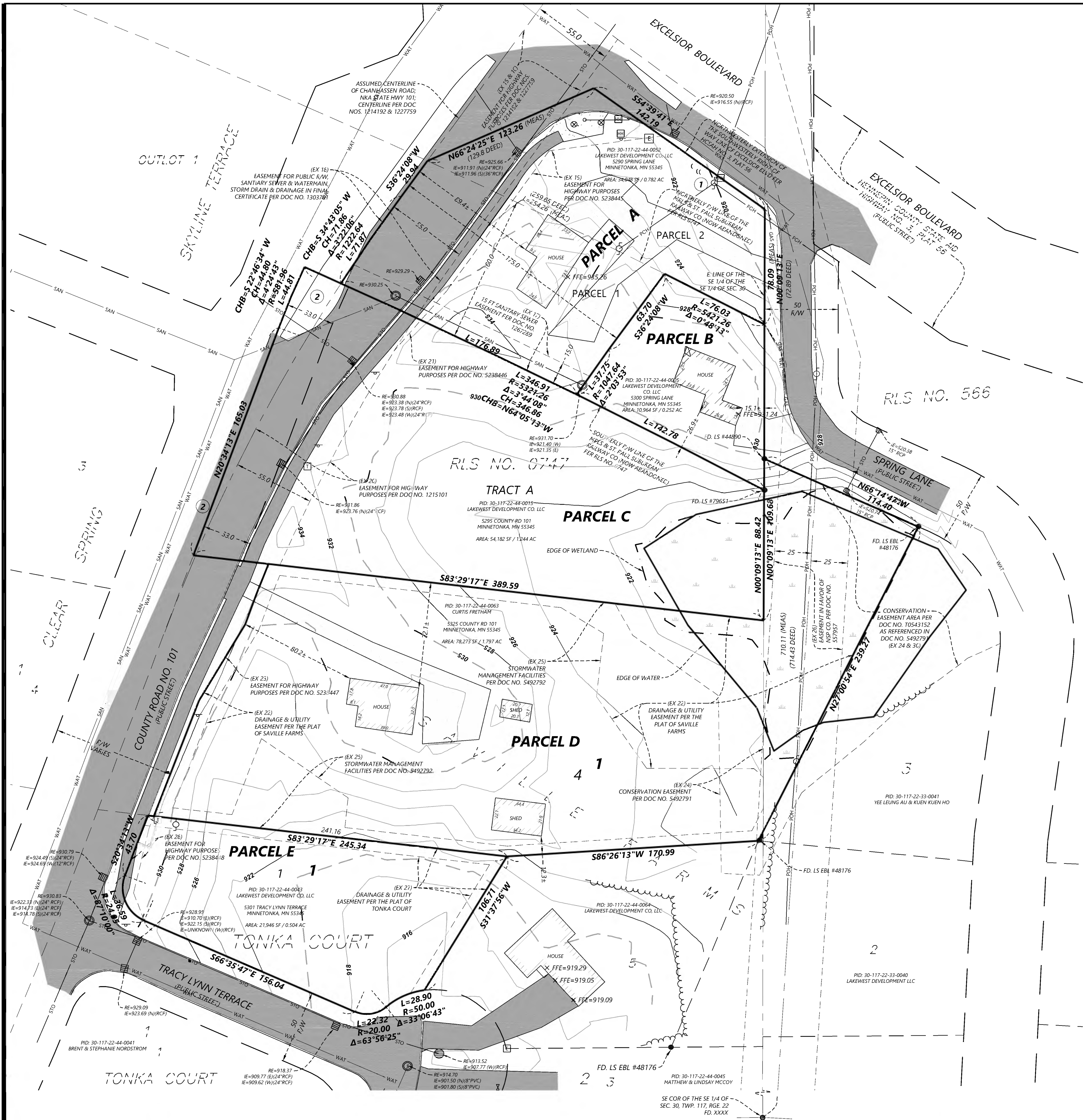
NO.	DATE	REVISION	SHEETS

PRELIMINARY PLANS

FOR
PRELIMINARY PLAT, GRADING,
UTILITIES, LANDSCAPE, AND TREE
PRESERVATION PLAN

FOR
SAVILLE FLATS
MINNETONKA, MN

INITIAL SUBMITTAL DATE: 08/29/23 SHEET: 01 OF 20



GENERAL NOTES

1. Bearings of property lines shown hereon are based on the Hennepin County coordinate system, (NAD 83 - 2011 Control Adjustment).
2. Lengths of lines and distances between features are measured in US-Survey Feet.
3. Elevations and ground contours shown hereon are relative to the NAVD88 vertical datum. And are based on MnDOT Control Station 2706 K which has an elevation of 894.94
4. Wetlands were delineated by Westwood Professional Services in October, 2022

STATEMENT OF POSSIBLE ENCROACHMENTS

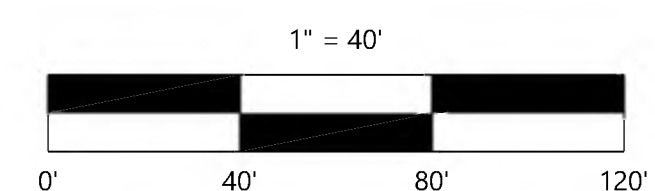
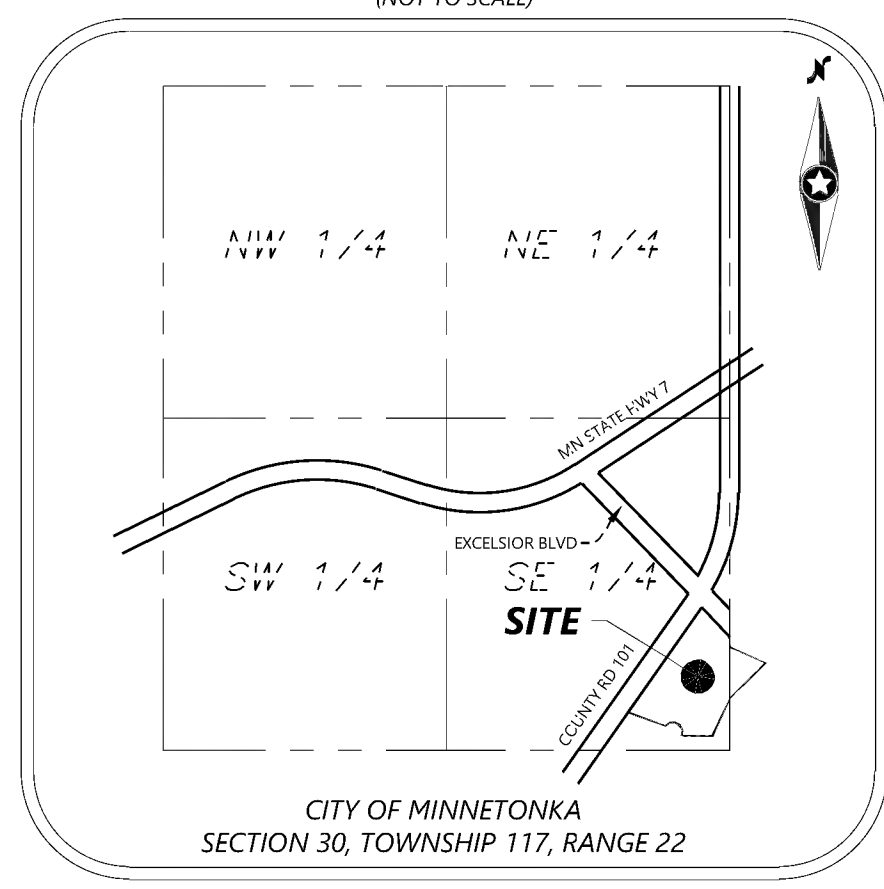
The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to draw the users attention, the items below may not in fact constitute an encroachment and there may be additional encroachments not included in this list.

- 1 Private ana/or public utility lines serving adjacent properties cross the subject property outside of an easement.
- 2 Part of County Road 101 lying within the subject property is not covered by a highway easement.

LEGEND

	SANITARY MANHOLE		ELECTRIC BOX		STEEL/WOOD POST		GAS LINE
	STORM MANHOLE		STREET LIGHT		SIGN		POWER OVERHEAD
	CATCH BASIN		GUY WIRE		BOUNDARY LINE		POWER UNDERGROUND
	CULVERT		POWER POLE		RIGHT-OF-WAY LINE		SANITARY SEWER
	CATCH BASIN MANHOLE		MAST ARM		LOT LINE		STORM SEWER
	HYDRANT		TELEPHONE BOX		EASEMENT LINE		TELEPHONE UNDERGROUND
	GATE VALVE		HAND HOLE/JUNCTION BOX		SECTION LINE		FENCE LINE
					TREE LINE		CURB & GUTTER
							CONCRETE SURFACE
							BITUMINOUS SURFACE
							GRAVEL SURFACE
							WETLAND
							FOUND MONUMENT (SEE LABEL)

VICINITY MAP



CREW:	GK
CHECKED:	CA
DRAWN:	SRM
HORIZONTAL SCALE:	40'
VERTICAL SCALE:	

INITIAL ISSUE:	06/15/2023
REVISIONS:	

PREPARED FOR:
LAKE WEST DEVELOPMENT COMPANY
 14525 HIGHWAY 7, SUITE 265
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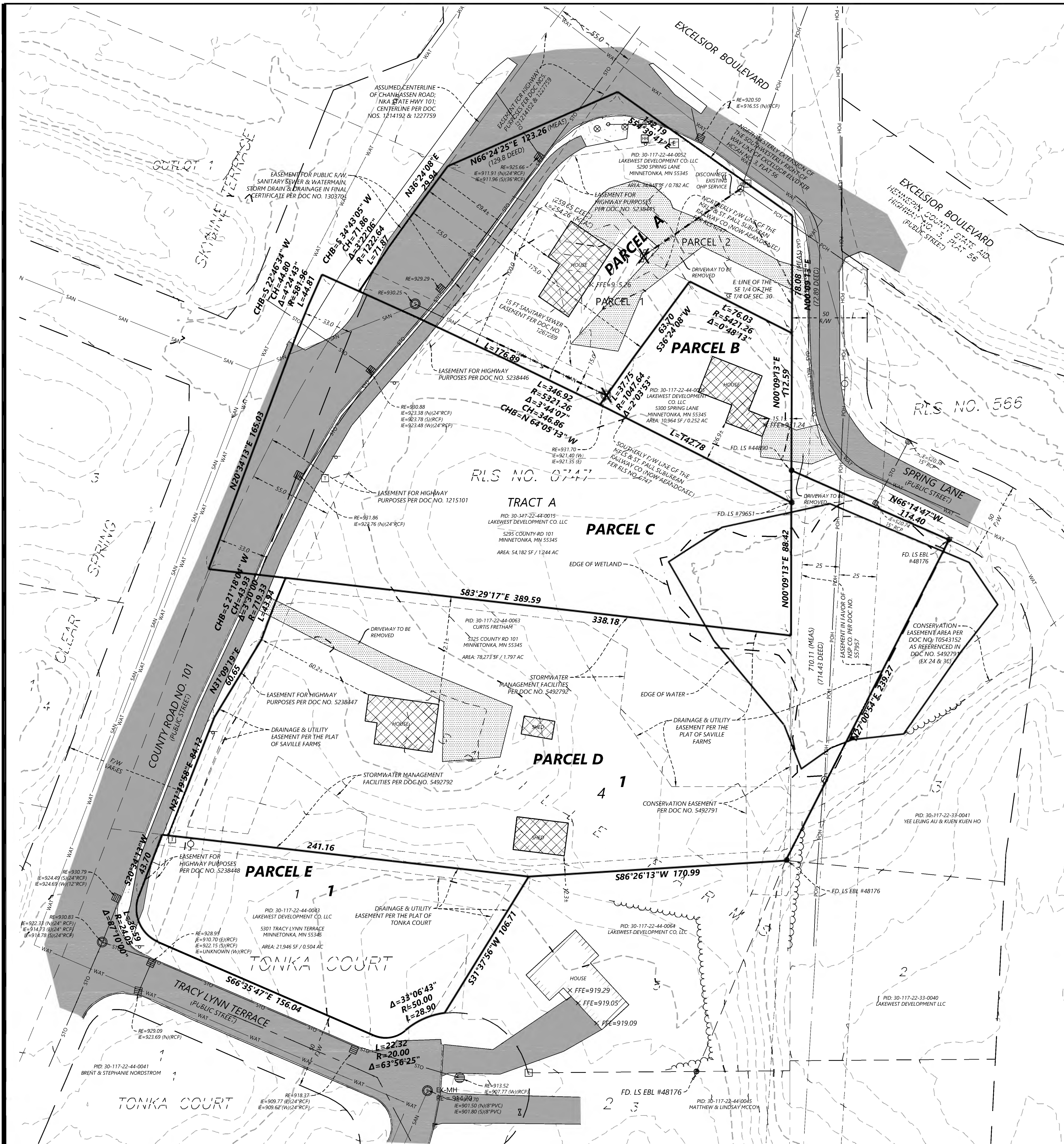
SAVILLE PROPERTY
 MINNETONKA, MINNESOTA

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ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
2 OF **2**
 DATE: 06/15/2023

PROJECT NUMBER: 0032305.00



LEGEND

	SANITARY MANHOLE		BOUNDARY LINE
	STORM MANHOLE		RIGHT-OF-WAY LINE
	CATCH BASIN		LOT LINE
	CULVERT		EASEMENT LINE
	CATCH BASIN MANHOLE		SECTION LINE
	HYDRANT		TREE LINE
	GATE VALVE		GAS LINE
	ELECTRIC BOX		POH - POWER OVERHEAD
	STREET LIGHT		PUG - POWER UNDERGROUND
	GUY WIRE		SAN - SANITARY SEWER
	POWER POLE		STO - STORM SEWER
	MAST ARM		TUG - TELEPHONE UNDERGROUND
	TELEPHONE BOX		WAT - WATERMAIN
	HAND HOLE/JUNCTION BOX		FENCE LINE
	STEEL/WOOD POST		CURB & GUTTER
	SIGN		CONCRETE SURFACE
			BITUMINOUS SURFACE
			GRAVEL SURFACE
			WETLAND
			FOUND MONUMENT (SEE LABEL)

GENERAL NOTES

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REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
		CURB & GUTTER
		SANITARY SEWER
		WATER MAIN
		HYDRANT
		STORM SEWER
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		RETAINING WALL
		FENCE
		CONCRETE
		BITUMINOUS BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN

REMOVAL NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

LEGAL DESCRIPTION

The following information was provided in CHB Title, LLC, Issuing Agent for Old Republic National Title Insurance Company File Number 59034, which has an effective date of June 1, 2023 at 7:00 AM:

Parcel A:
Par 1: The West 175 feet of the following described tract:
That part of the Southeast quarter of the Southeast quarter of Section 30, Township 117, Range 22, lying between the East line of said Section 30 and the Chanhassen Road, now known as State Highway 101, said land being a 100 foot strip of land which was formerly the right of way of The Minneapolis & St. Paul Suburban Railroad Company and which is accordingly bounded by the Northerly and Southerly lines of said right of way, Hennepin County, Minnesota.

Par 2: That part of the Southeast Quarter of Section 30, Township 117, Range 22 described as follows:
Commencing at a point on East line of said Section 30, 714.43 feet North of Southeast corner of said Section, thence North along said line 72.89 feet to Southwesterly line of Excelsior Boulevard, thence North 53 degrees 29 minutes West along said Southwesterly line of Excelsior Boulevard 141.58, thence South, 57 degrees 29 minutes West along the Southeast line of Chanhassen Road 129.8 feet to North line of Minneapolis and St. Paul Suburban Railway Company's right of way; thence Southeasterly along the North line of said right of way 259.65 feet to place of beginning, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1401308.

Parcel B:
That part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 117, Range 22, lying between the East line of said Section 30 and the Chanhassen Road, now known as State Highway No. 101, said land being a 100 foot strip of land which was formerly the right of way of The Minneapolis & St. Paul Suburban Railroad Company and which is accordingly bounded by the Northerly and Southerly lines of said right of way, except the West 175 feet thereof, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1401309.

Parcel C:
Tract A, Registered Land Survey No. 747, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1401310.

Parcel D:
Lot 4, Block 1, Saville Farms, Hennepin County, Minnesota.

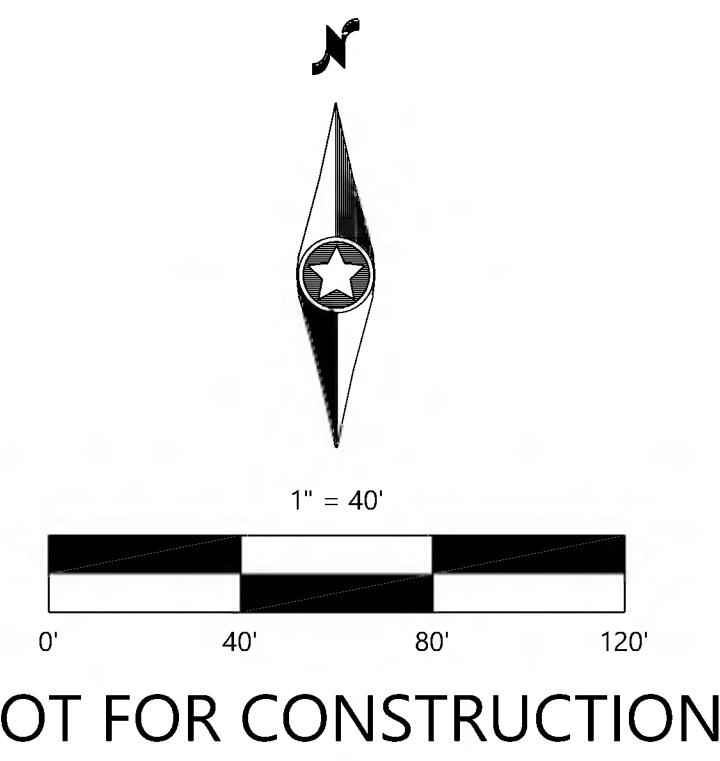
Torrens Property
Torrens Certificate No. 1540584.

Parcel E:
Lot 1, Block 2, Tonka Court, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1401312.

Parcel F: (NOT INCLUDED IN ALTA SURVEY)
Lot 5, Block 1, Saville Farms, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1454960.



DESIGNED:	INITIAL ISSUE: 08/29/23
CHECKED:	REVISIONS:
DRAWN:	
HORIZONTAL SCALE: ###	
VERTICAL SCALE: ## of ##	

PREPARED FOR:
LAKE WEST DEVELOPMENT, LLC
14525 HIGHWAY 7, SUITE 265
MINNETONKA, MN 55345

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

CHRISTIAN FROEMKE
DATE: 08/29/23 LICENSE NO. 56208

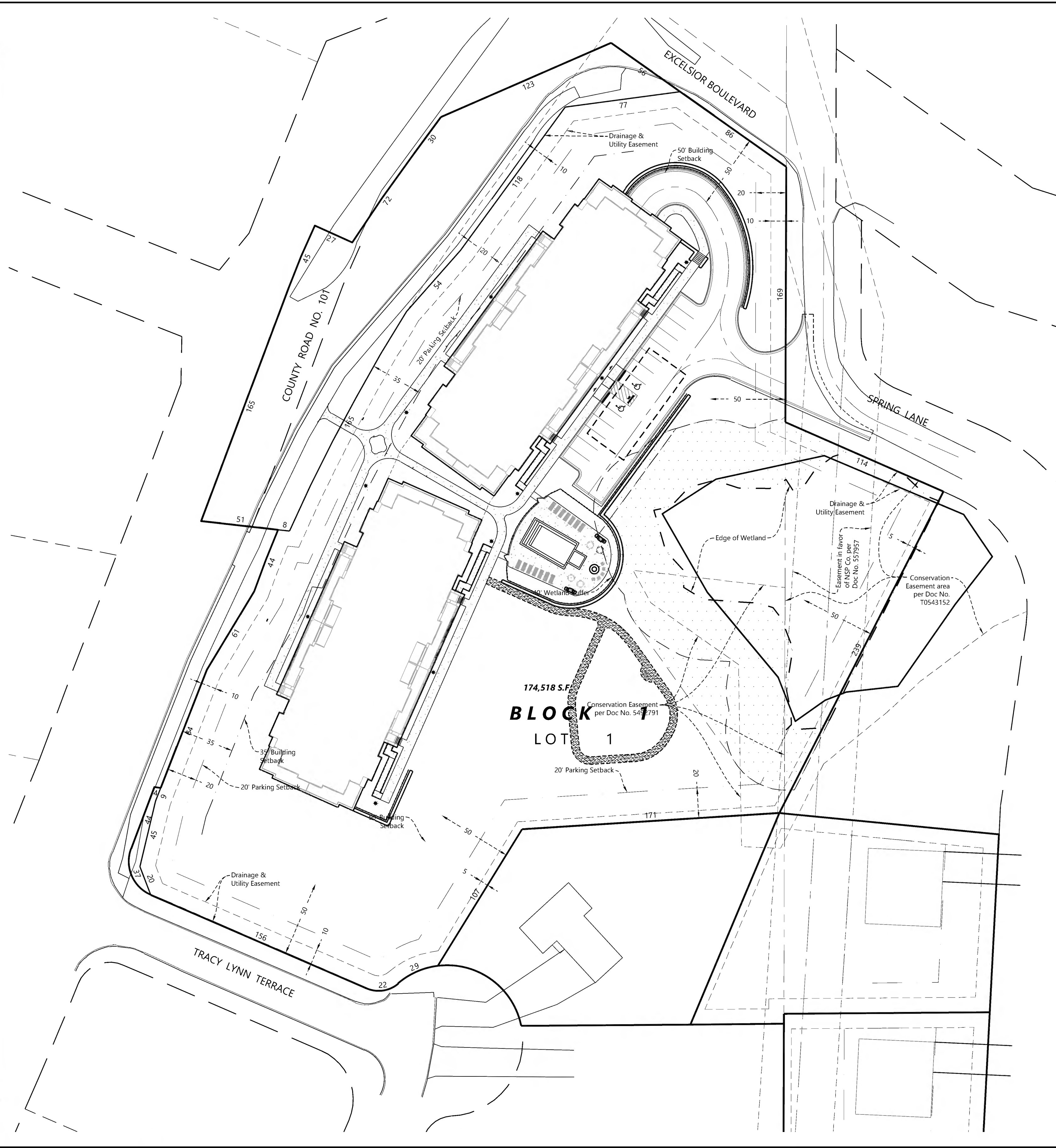
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
TollFree (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

SAVILLE FLATS
MINNETONKA, MN

SHEET NUMBER:
03 OF **20**

MULTI-FAMILY EXISTING CONDITIONS & REMOVALS

PROJECT NUMBER: 0032305.00 DATE: 08/29/23



LEGAL DESCRIPTION

The following information was provided in CHB Title, LLC, Issuing Agent for Old Republic National Title Insurance Company File Number 59034, which has an effective date of June 1, 2023 at 7:00 AM:

Parcel A:
Par 1: The West 175 feet of the following described tract:
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Par 2: That part of the Southeast Quarter of Section 30, Township 117, Range 22 described as follows:
Commencing at a point on East line of said Section 30, 714.43 feet North of Southeast corner of said Section, thence North along said line 72.89 feet to Southwesterly line of Excelsior Boulevard, thence North 53 degree 29 minutes West along said Southwesterly line of Excelsior Boulevard 141.58, thence South, 57 degrees 29 minutes West along the Southeast line of Chanhassen Road 129.8 feet to North line of Minneapolis and St. Paul Suburban Railway Company's right of way; thence Southeasterly along the North line of said right of way 259.65 feet to place of beginning, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1401308.

Parcel B:
That part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 117, Range 22, lying between the East line of said Section 30 and the Chanhassen Road, now known as State Highway No. 101, said land being a 100 foot strip of land which was formerly the right of way of The Minneapolis & St. Paul Suburban Railroad Company and which is accordingly bounded by the Northerly and Southerly lines of said right of way, except the West 175 feet thereof, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1401309.

Parcel C:
Tract A, Registered Land Survey No. 747, Hennepin County, Minnesota.

Torrens Property
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Torrens Property
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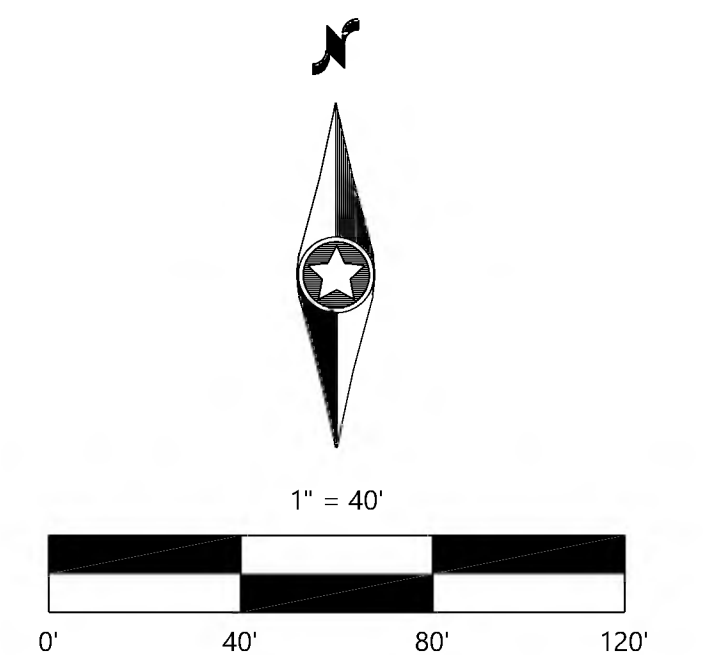
Torrens Property
Torrens Certificate No. 1401312.

Parcel F: (NOT INCLUDED IN ALTA SURVEY)
Lot 5, Block 1, Saville Farms, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1454960.

SITE DEVELOPMENT DATA

EXISTING ZONING:	R-1, LOW DENSITY RESIDENTIAL
PROPOSED ZONING:	R-4, MEDIUM DENSITY RESIDENTIAL
GROSS SITE AREA:	4.58 AC
LOT 1, BLOCK 1:	4.01 AC



NOT FOR CONSTRUCTION

DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: ###
 VERTICAL SCALE: ## or ##

INITIAL ISSUE: 08/29/23
 REVISIONS:
 ▲
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 ▲

PREPARED FOR:
LAKE WEST DEVELOPMENT, LLC
 14525 HIGHWAY 7, SUITE 265
 MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
 CHRIS AMBOURN
 DATE: 08/29/23 LICENSE NO. 43055

SAVILLE FLATS
 MINNETONKA, MN

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

MULTI-FAMILY
 PRELIMINARY PLAT

SHEET NUMBER:
04 OF **20**

PROJECT NUMBER: 0032305.00 DATE: 08/29/23

SITE DEVELOPMENT SUMMARY

- CURRENT ZONING: **R-1**
- PROPOSED ZONING: **R-4**
- GROSS SITE AREA: **4.00 AC. / 174,518.36 SF.**

- LOT 1**
- BUILDINGS: **40 UNITS**
 - CONDO FLATS: **36 UNITS**
 - 2 BEDROOM: **4 UNITS**
 - 1 BEDROOM
 - 3 LEVELS LIVING SPACE**
 - 1 LEVEL UNDERGROUND PARKING**

- DENSITY:
- BUILDING SETBACKS: **50' FRONT FROM COLLECTOR R.O.W. 50' SIDE/REAR FROM LOW DENSITY RES. 35' FRONT ONE SIDE 50' OTHER SIDE 50' SIDE/REAR FROM LOW DENSITY RES. REAR 20' BOC; SIDE 20' BOC**
 - PROPOSED BUILDING SETBACKS:
 - PARKING SETBACKS

- PARKING REQUIRED: **84 SPACES**
- RESIDENT PARKING: **76 SPACES**
- 1 SPACE / BEDROOM
- GUEST PARKING: **7.6 SPACES**
- 10% OF REQUIRED STALLS
- PARKING PROVIDED: **84 SPACES**
- SURFACE PARKING: **71 SPACES**
- TYPICAL SPACES: **13 SPACES**
- ADA SPACES: **2 SPACES**
- UNDERGROUND GARAGE

- RATIO: **2.1 SPACES/UNIT**
- PARKING SPACE / DRIVE AISLE: **9' WIDE X 18' LONG, 24' AISLE**

- IMPERVIOUS SURFACE: **27.3%**
- PERVIOUS SURFACE: **EXISTING 166,524 SF**
 - IMPERVIOUS SURFACE: **PROPOSED 131,241 SF**
 - 13,939 SF**
 - 49,222 SF**

GENERAL SITE NOTES

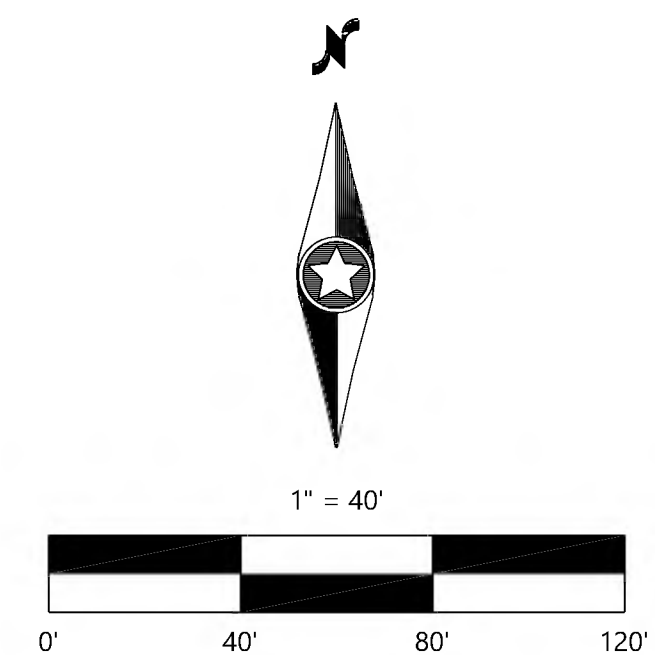
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO BACK OF CURB FOR RESIDENTIAL OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII SHALL BE 5.0 FEET (TO BACK OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE **B612** UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.

1 SITE NOTES

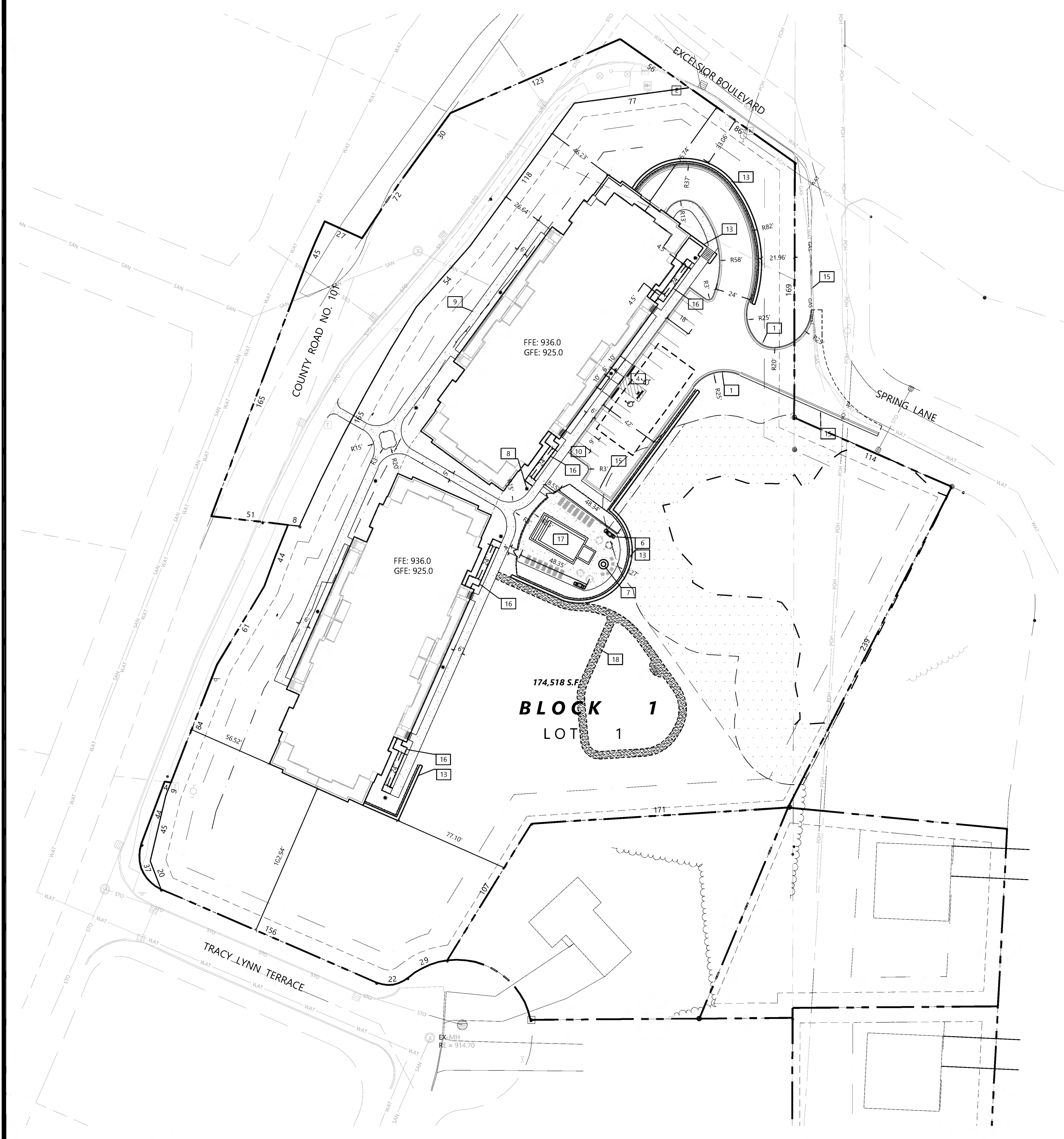
- B612 CURB AND GUTTER
- PEDESTRIAN CURB RAMP W/ TRUNCATED DOMES
- FLUSH CURB
- HANDICAP ACCESSIBLE SIGNAGE AND STRIPPING
- BIKE RACK
- GRILL STATION, AND OUTDOOR DINING AREA
- FIRE PIT
- SITE LIGHTING (SEE LIGHTING PLANS)
- PRIVATE CONCRETE SIDEWALK
- ELECTRIC CAR CHARGING STATION
- TRASH PICK-UP PAD
- FENCE
- RETAINING WALL
- HANDRAILS
- SURMOUNTABLE CURB AND GUTTER
- ADA RAMP
- POOL
- MULCH NATURE TRAIL

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		COLORLED CONCRETE PAVEMENT
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING (SEE LIGHTING PLANS)
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST
		SNOW STORAGE AREA



NOT FOR CONSTRUCTION



DESIGNED: _____

CHECKED: _____

DRAWN: _____

HORIZONTAL SCALE: 40'

VERTICAL SCALE: 8' or 4'

INITIAL ISSUE: 08/29/23

REVISIONS:

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PREPARED FOR:

LAKE WEST DEVELOPMENT, LLC

14525 HIGHWAY 7, SUITE 265
 MINNETONKA, MN 55345

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

CHRISTIAN FROEMKE
 DATE: 08/29/23 LICENSE NO. 56208

SAVILLE FLATS
 MINNETONKA, MN

Westwood

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

MULTI-FAMILY SITE PLAN

SHEET NUMBER:
05 OF **20**
 DATE: 08/29/23

PROJECT NUMBER: 0032305.00

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SAVILLE

GRADING & DRAINAGE NOTES

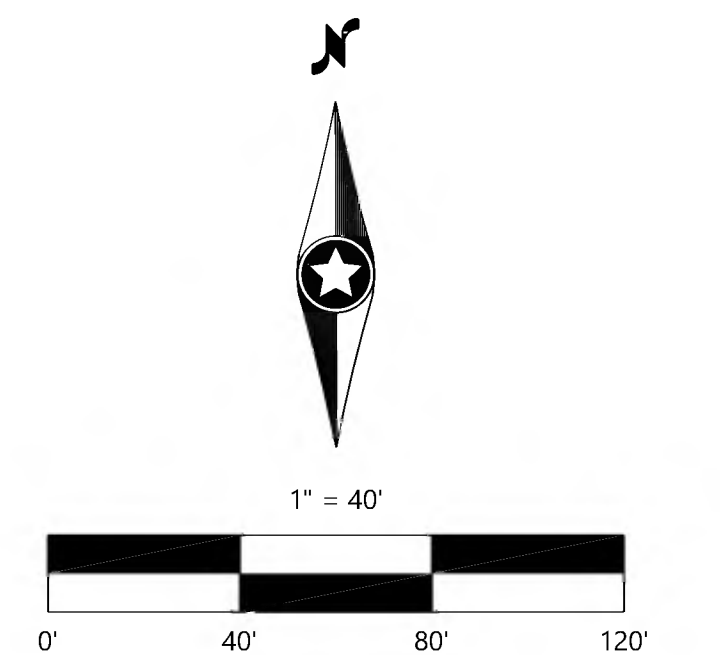
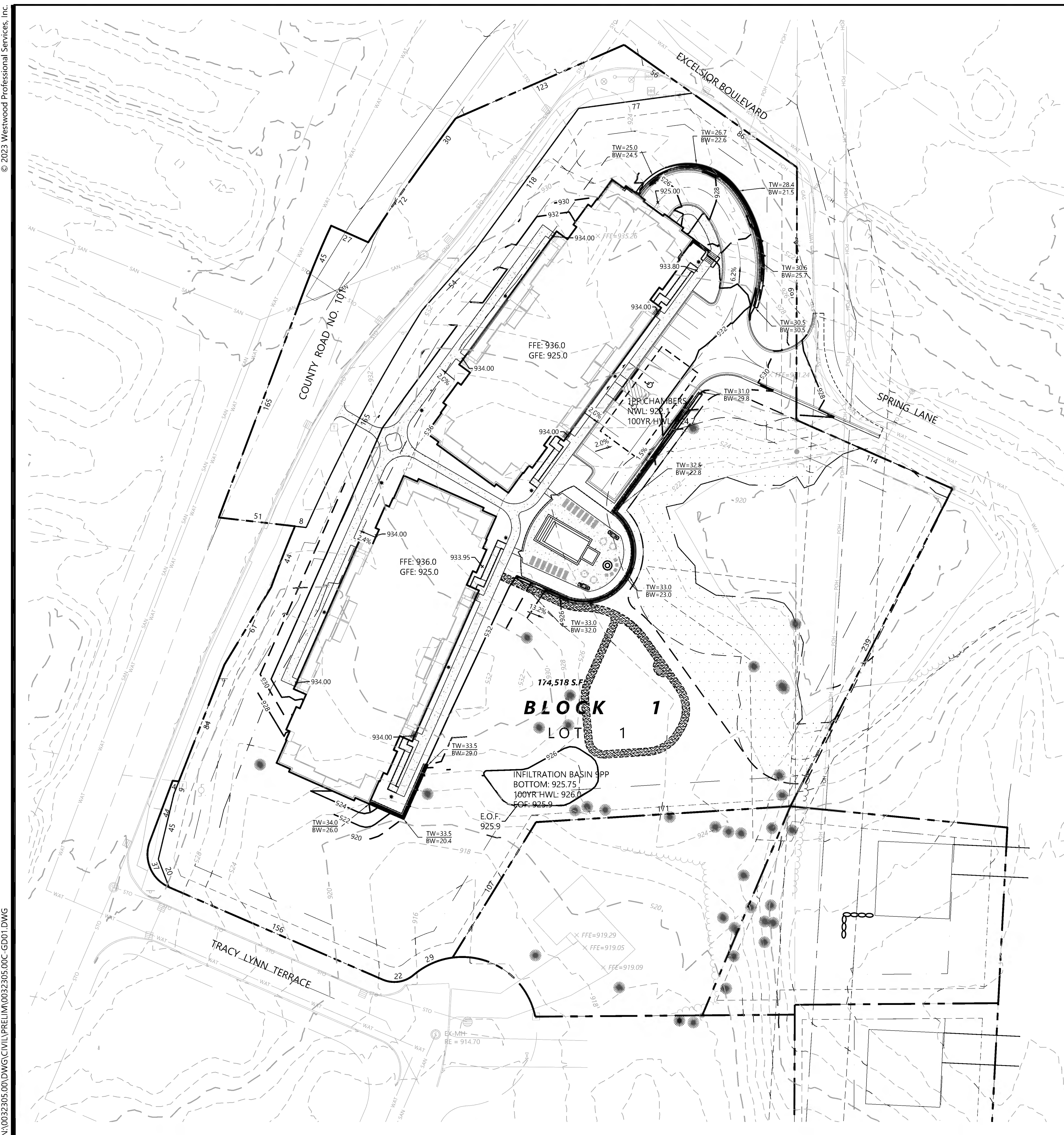
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERTFLOW
		SOIL BORING LOCATION

FILTRATION/INFILTRATION BASIN NOTES

- BASIN EXCAVATION AND PIPE INSTALLATION MAY TAKE PLACE BEFORE CURB INSTALLATION. ALL OTHER BASIN CONSTRUCTION MUST WAIT UNTIL FINAL SITE LANDSCAPING. REMOVE SEDIMENT FROM EXCAVATED BASIN PRIOR TO PLACEMENT OF FILTER MEDIA. PLACE SAND BAGS OR SIMILAR ITEM IN CURB CUTS TO PRE-FILTER STORM WATER UNTIL PLANTS ARE ESTABLISHED IN BASINS. MAINTAIN INLET PROTECTION ON DOWN STREAM INLETS UNTIL BASINS ARE ON-LINE.
- BASIN EXCAVATION SHALL BE WITH TOOTHED-BUCKETS TO SCARIFY THE BOTTOM.
- PLACE SILT FENCE AROUND BASINS AS SHOWN IMMEDIATELY AFTER BASIN CONSTRUCTION.
- BASINS MUST BE TESTED FOR INFILTRATION RATE AFTER TOTAL SITE STABILIZATION. A DUAL RING INFILTRATOR SHALL BE USED FOR TESTING. MINIMUM INFILTRATION RATE IS 1-INCH PER HOUR. IF BASIN DOES NOT MEET INFILTRATION RATE, CONTRACTOR MUST TAKE CORRECTIVE ACTION UNTIL MINIMUM INFILTRATION RATE IS MET. CORRECTIVE ACTION MAY INCLUDE REMOVING PLUG IN DRAIN TILE. ALL TESTING AND CORRECTIVE ACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE INCIDENTAL TO THE CONTRACT, WITH NO DIRECT COMPENSATION MADE.
- NO EQUIPMENT OR MATERIAL STORAGE, OTHER THAN CHAMBERS, WILL OCCUR IN THE INFILTRATION AREA.



NOT FOR CONSTRUCTION

DESIGNED:
 CHECKED:
 DRAWN:
 HORIZONTAL SCALE: 40'
 VERTICAL SCALE: 8' or 4'

INITIAL ISSUE: 08/29/23
 REVISIONS:
 △
 △
 △
 △
 △

PREPARED FOR:
LAKE WEST DEVELOPMENT, LLC
 14525 HIGHWAY 7, SUITE 265
 MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
 CHRISTIAN FROEMKE
 DATE: 08/29/23 LICENSE NO. 56208

SAVILLE FLATS
 MINNETONKA, MN

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

MULTI-FAMILY
 GRADING PLAN
 SHEET NUMBER:
06 OF **20**
 PROJECT NUMBER: 0032305.00 DATE: 08/29/23

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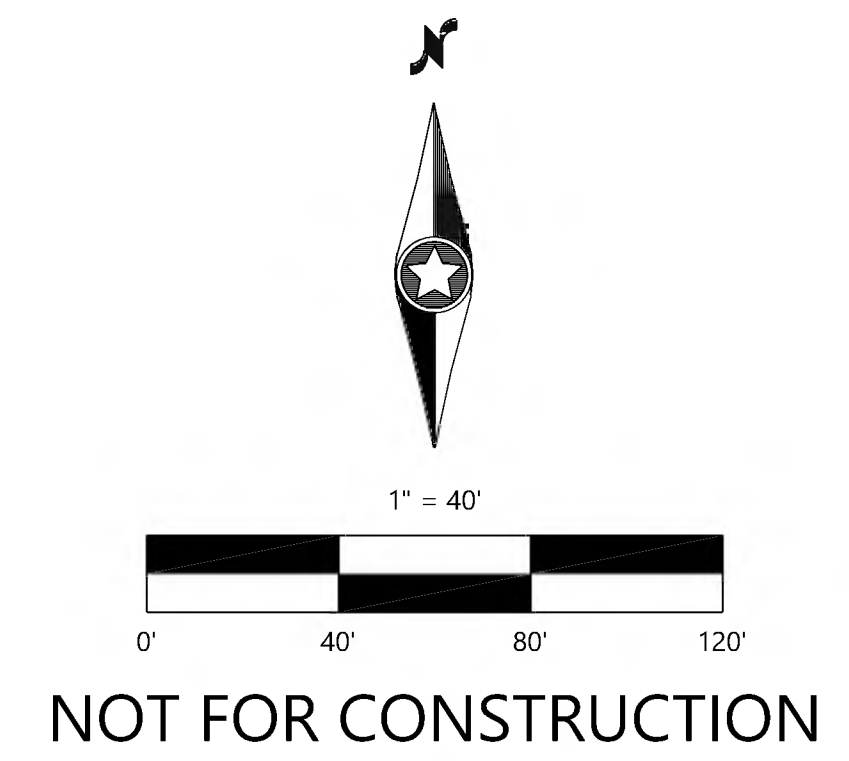
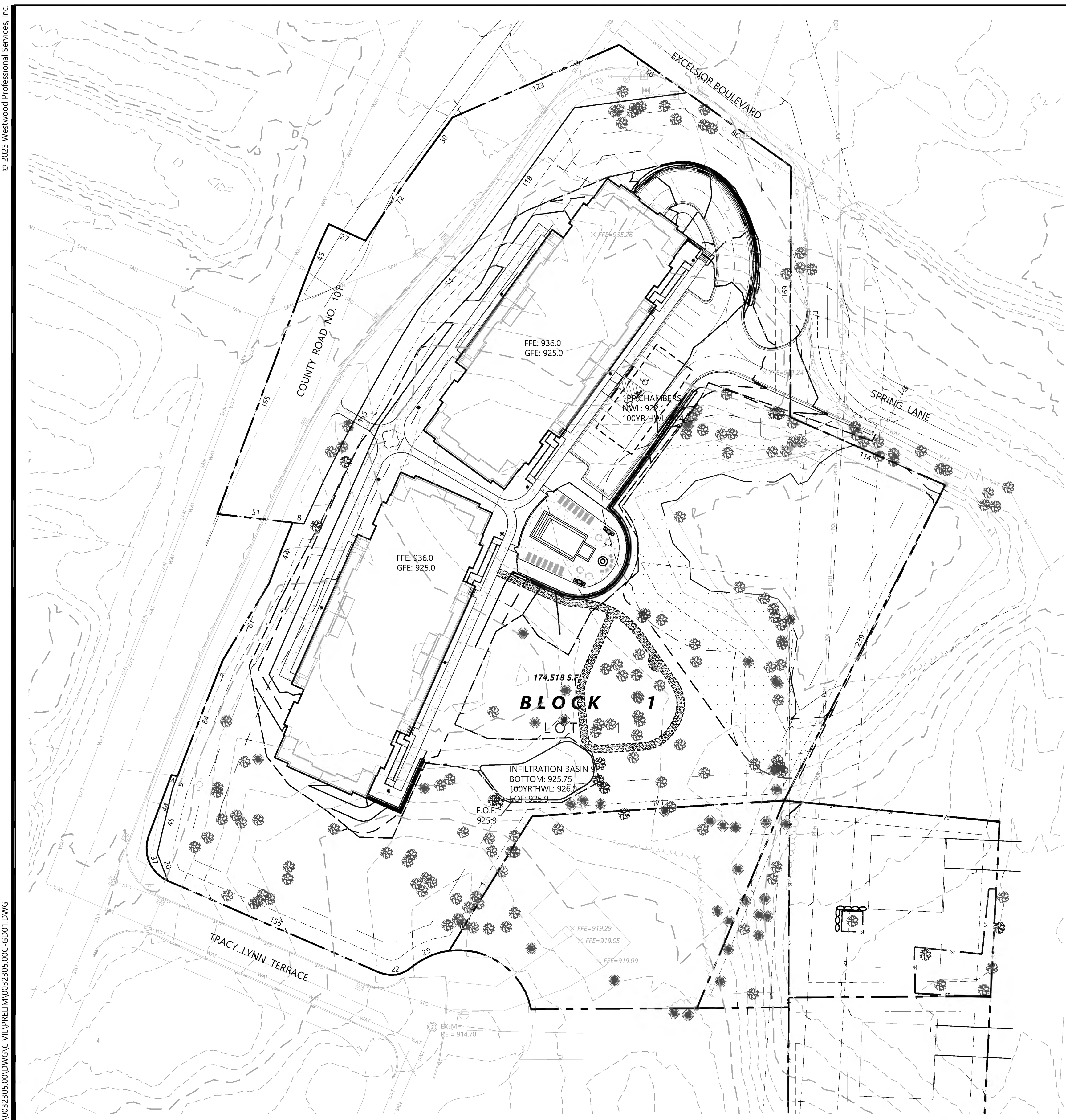
SAVILLE

GENERAL EROSION CONTROL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND/OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER. ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
- ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
- THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
 - TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
 - TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
 - INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
 - POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
 - GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
- FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
- ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
- ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
- PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		HEAVY DUTY SILT FENCE
		REDUNDANT SILT CONTROL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		EMERGENCY OUTFLOW
		SOIL BORING LOCATION
		INLET PROTECTION



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VERTICAL SCALE: 8' or 4'	

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LAKE WEST DEVELOPMENT, LLC
 14525 HIGHWAY 7, SUITE 265
 MINNETONKA, MN 55345

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CHRISTIAN FROEMKE
 DATE: 08/29/23 LICENSE NO. 56208

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MULTI-FAMILY EROSION CONTROL PLAN
 SHEET NUMBER: **07** OF **20**
 PROJECT NUMBER: 0032305.00 DATE: 08/29/23

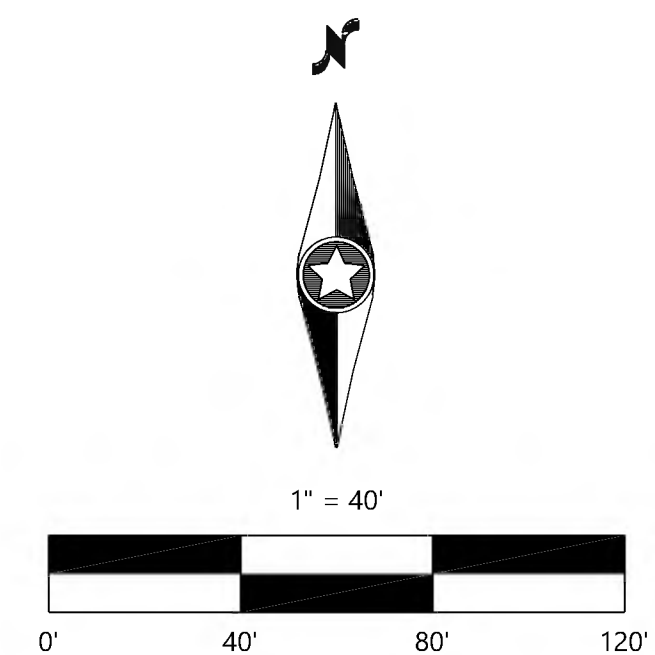
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GENERAL UTILITY NOTES

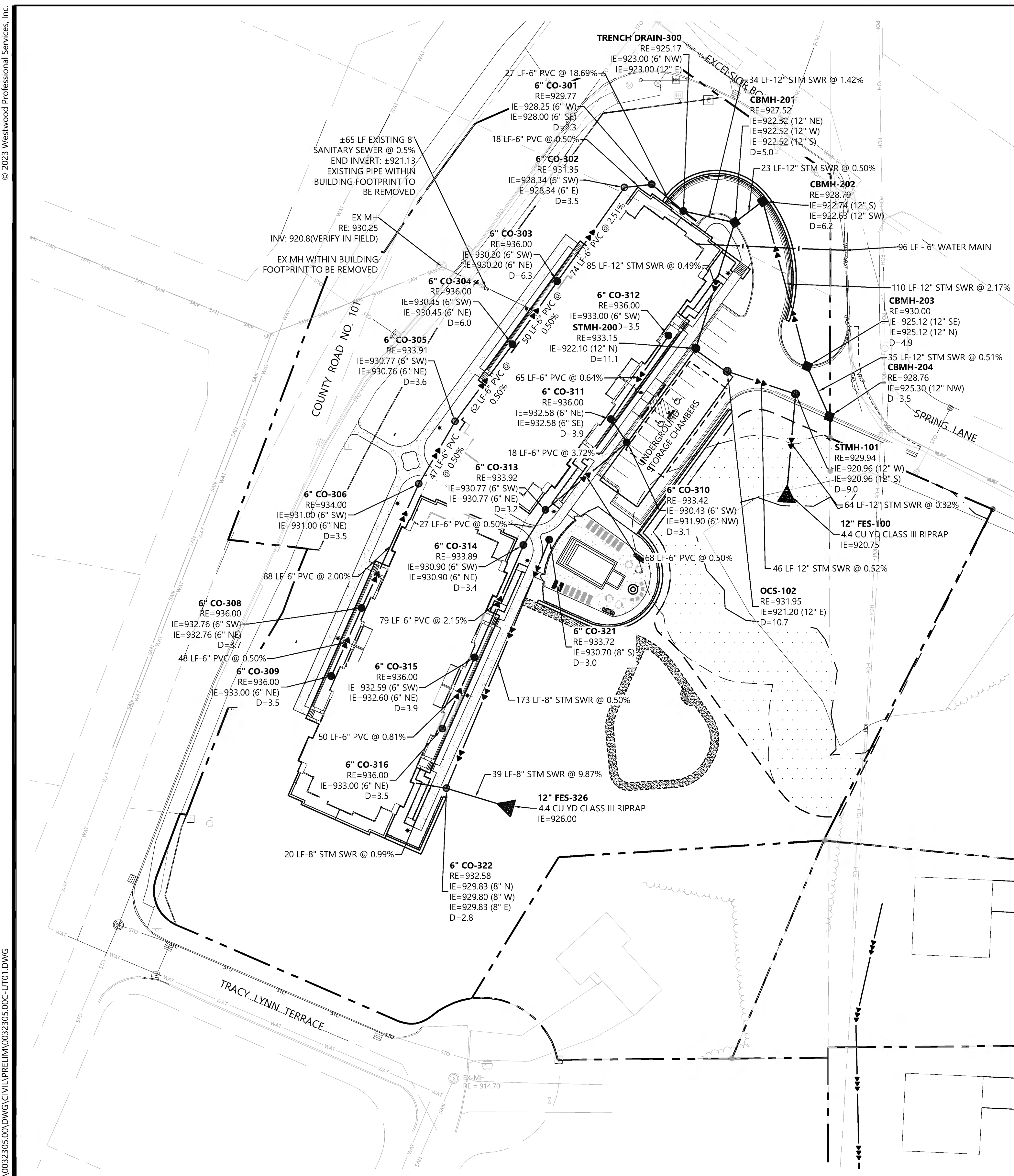
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES. OVERHEAD UTILITY LINES AND POLES ARE NOT PERMITTED BY CITY CODE, ANY EXISTING LINES AND POLES SHALL BE REMOVED.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL NECESSARY COUNTY PERMITS FOR WEST BROADWAY SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10- FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88.
- ALL WATER LINES SHALL HAVE 8.0' MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
- STORM SEWER PIPE:
 - RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
 - REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
 - HDPE STORM PIPE 4-INCHES TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12-INCHES TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
 - PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
 - CORRUGATED METAL PIPE (CMP) IS NOT PERMITTED BY THE CITY.
 - ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10- FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
- POST INDICATOR VALVES SHALL BE AVK (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
- ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
- ALL EXISTING WATER AND SANITARY SERVICES SHALL BE DISCONNECTED AT THE MAIN.
- (3) 4" CONDUIT TO BE PROVIDED. ROUTE FROM PROPERTY LINE FOR TV, DATA, AND PHONE UTILITIES. COORDINATE LOCATION SITE/CIVIL CONTRACTOR. TERMINATE CONDUIT IN LOW VOLTAGE ROOM.

UTILITY LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE



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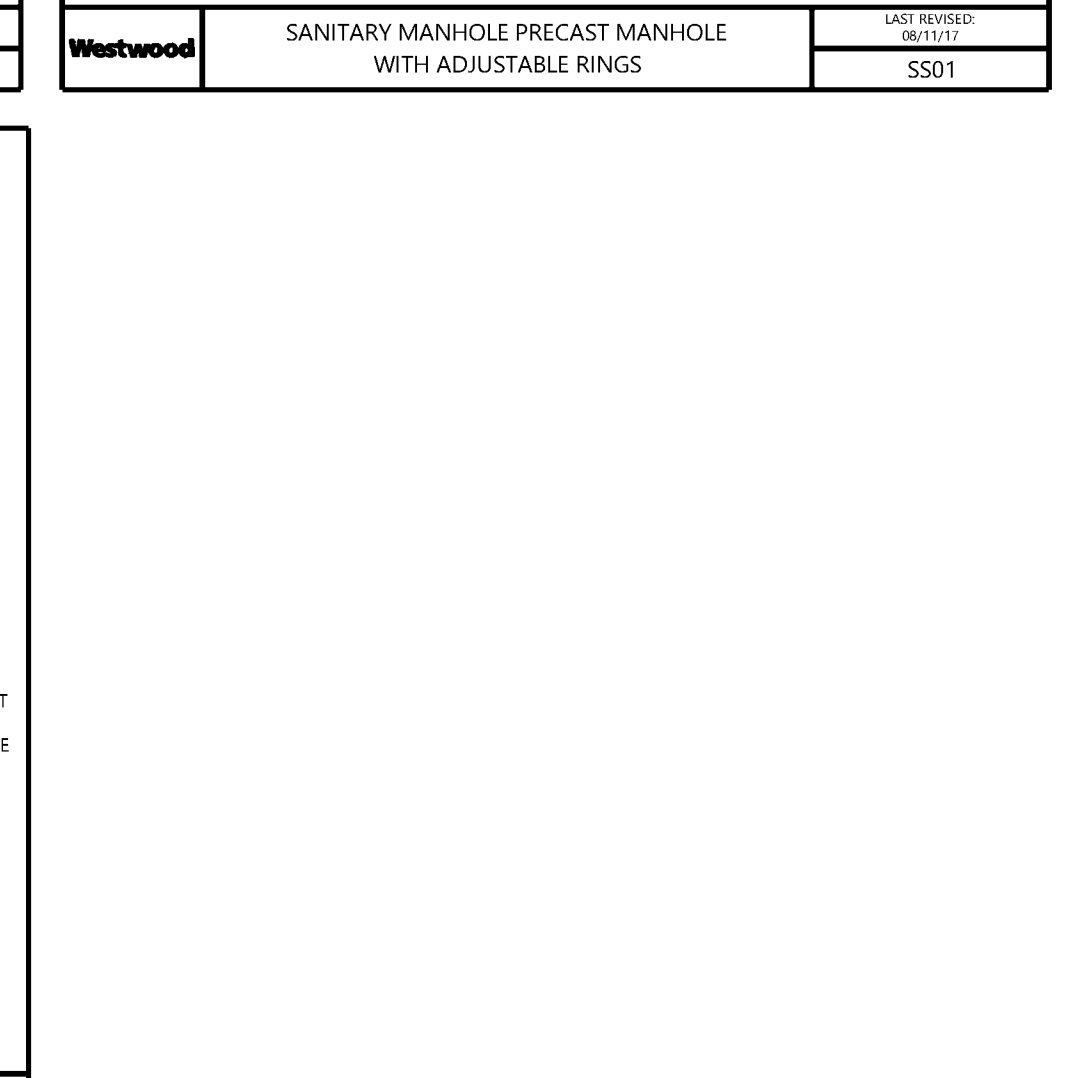
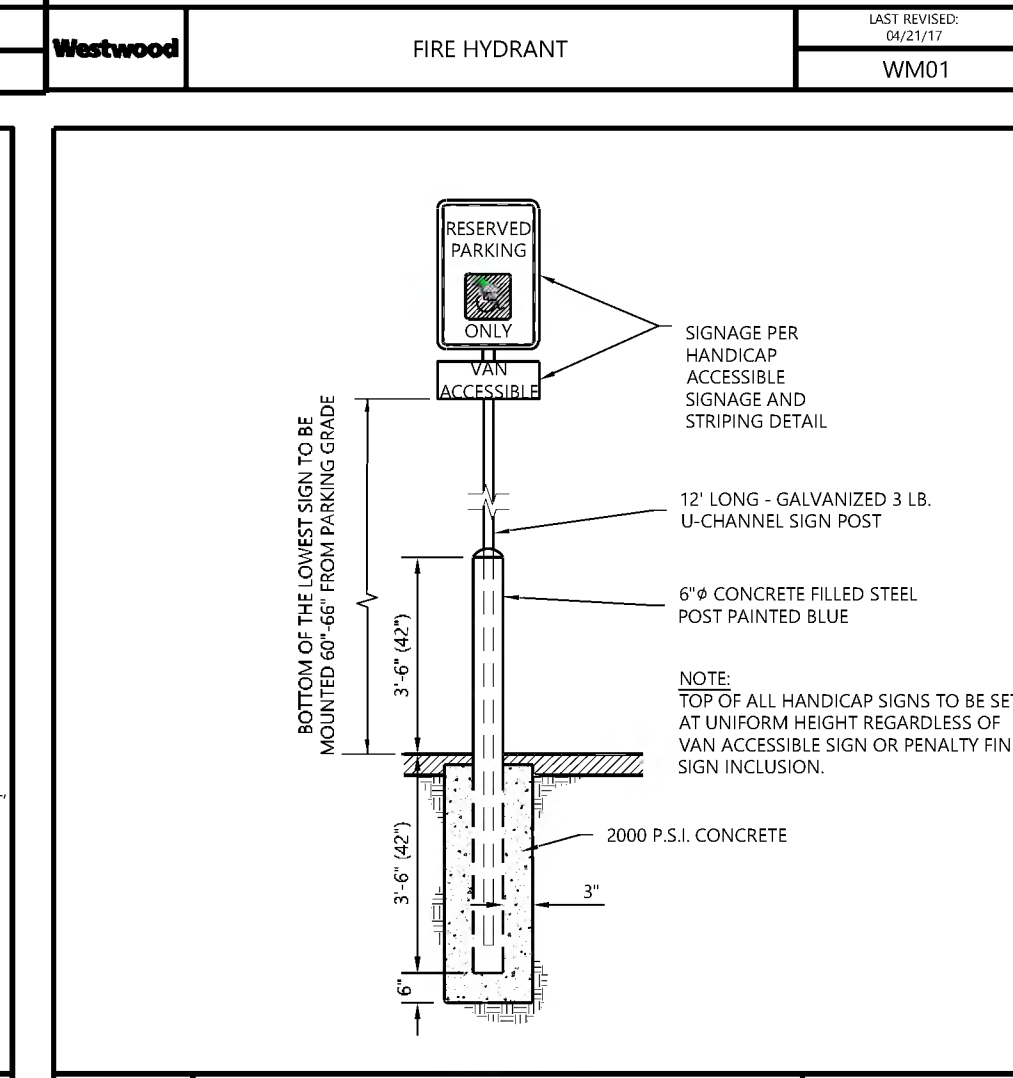
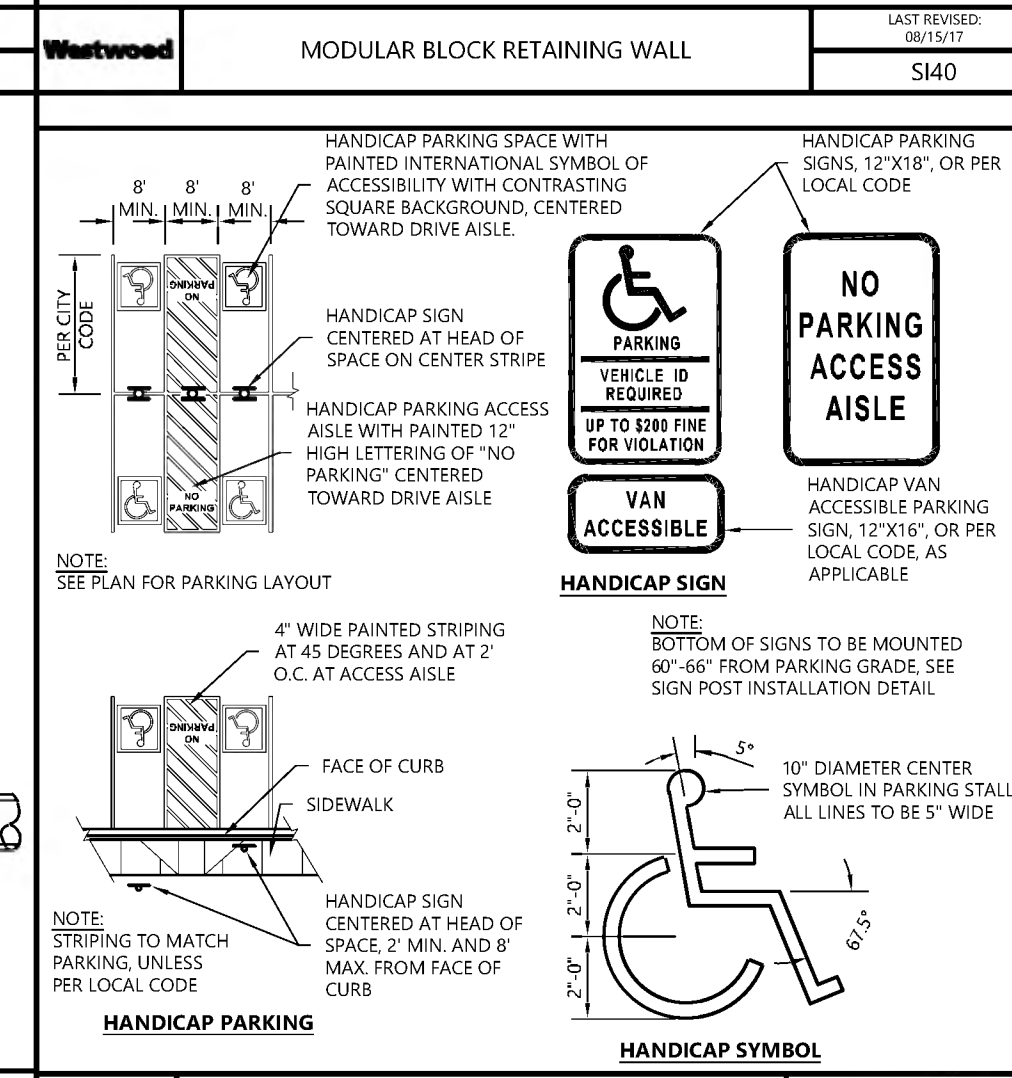
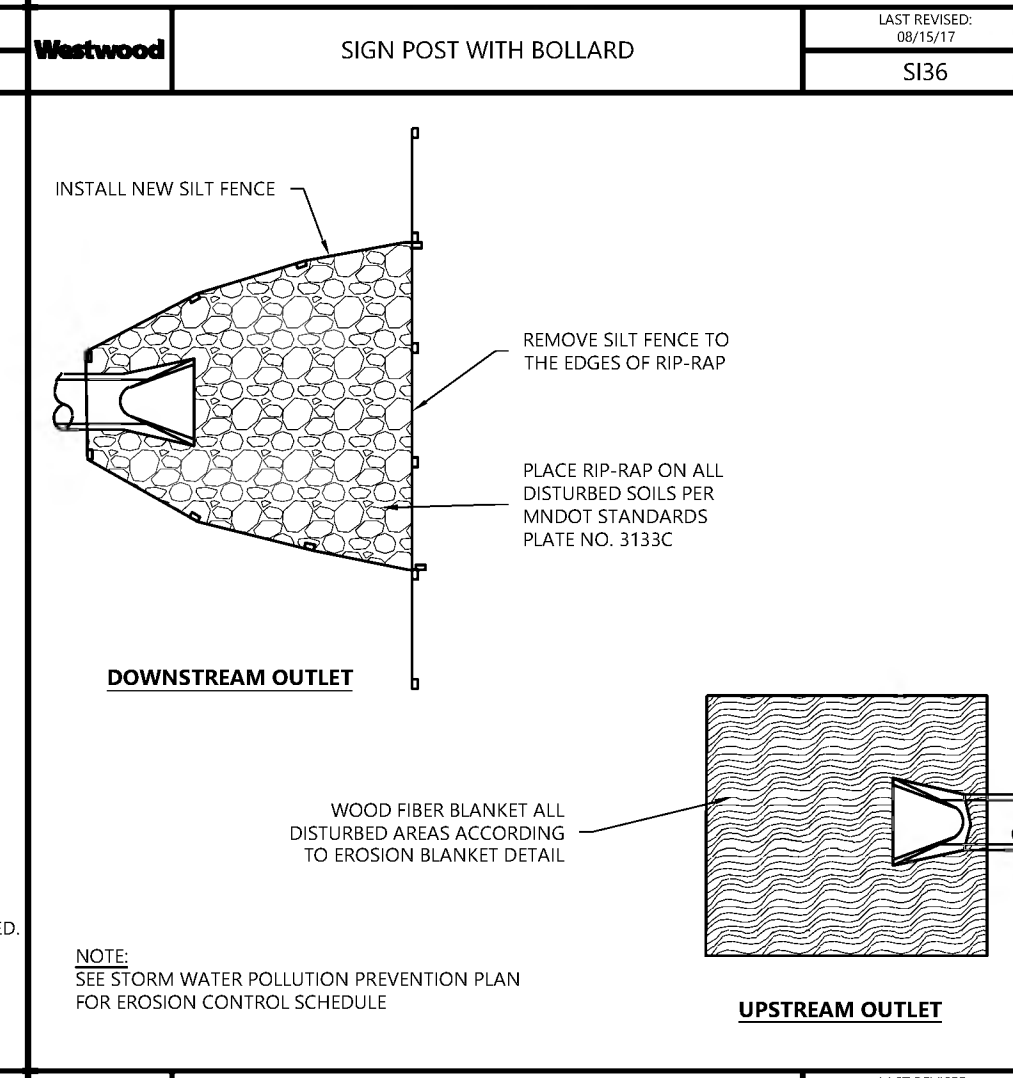
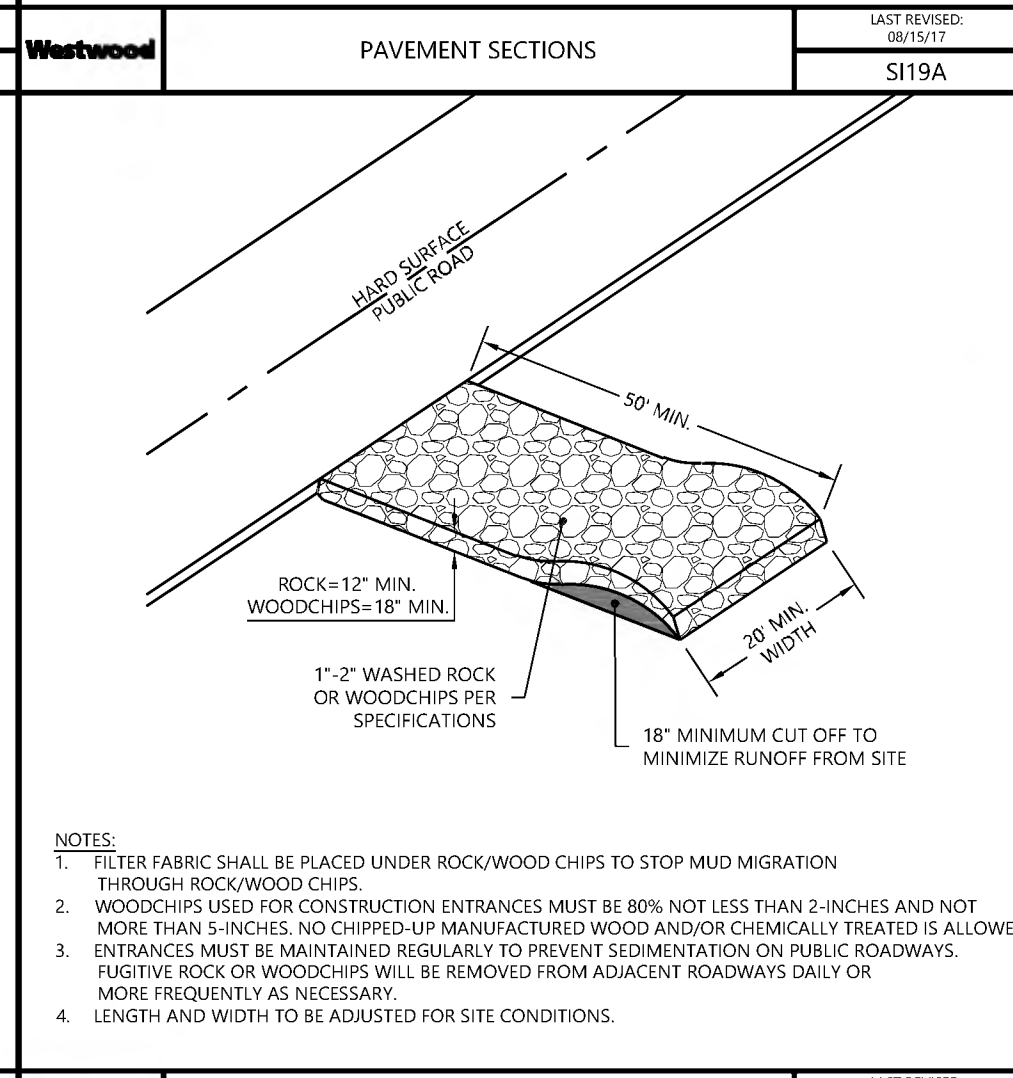
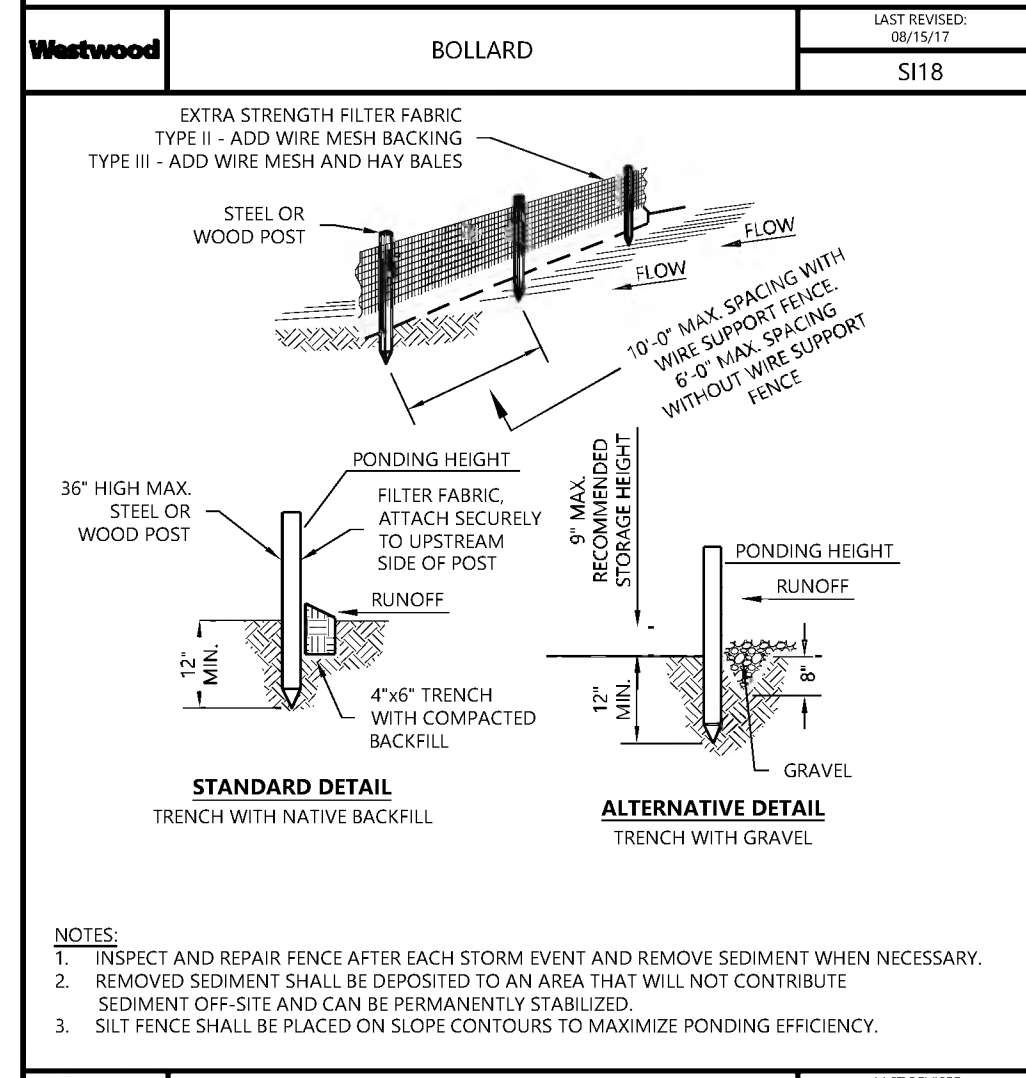
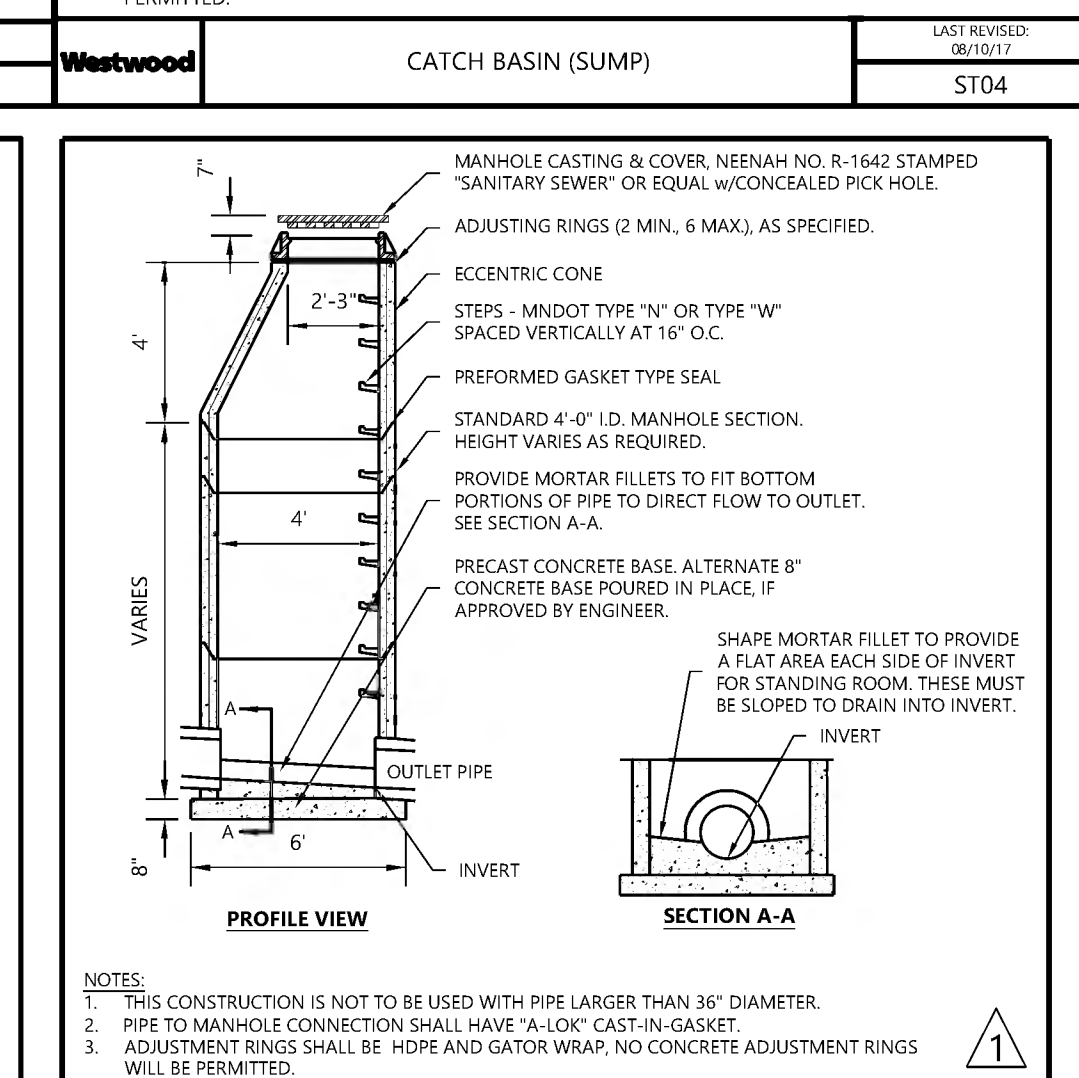
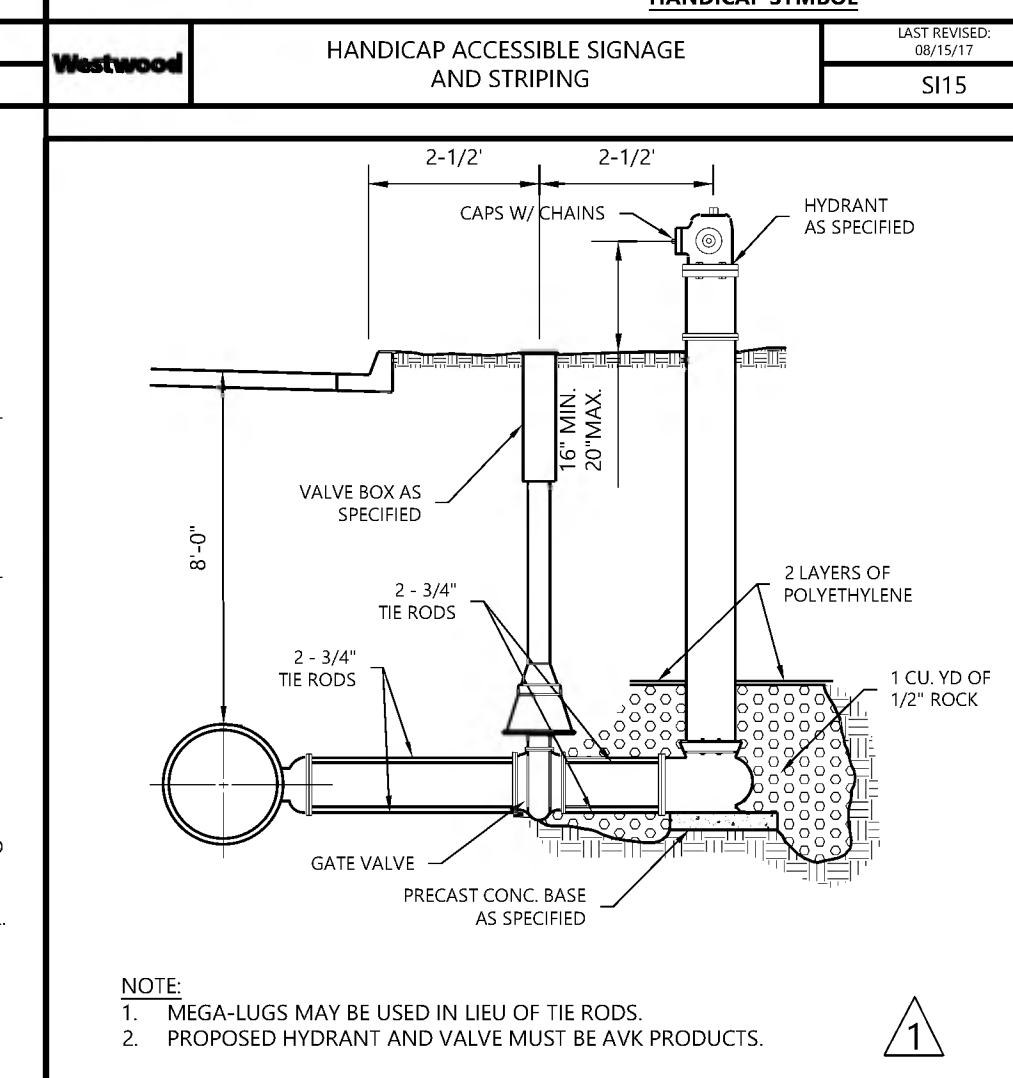
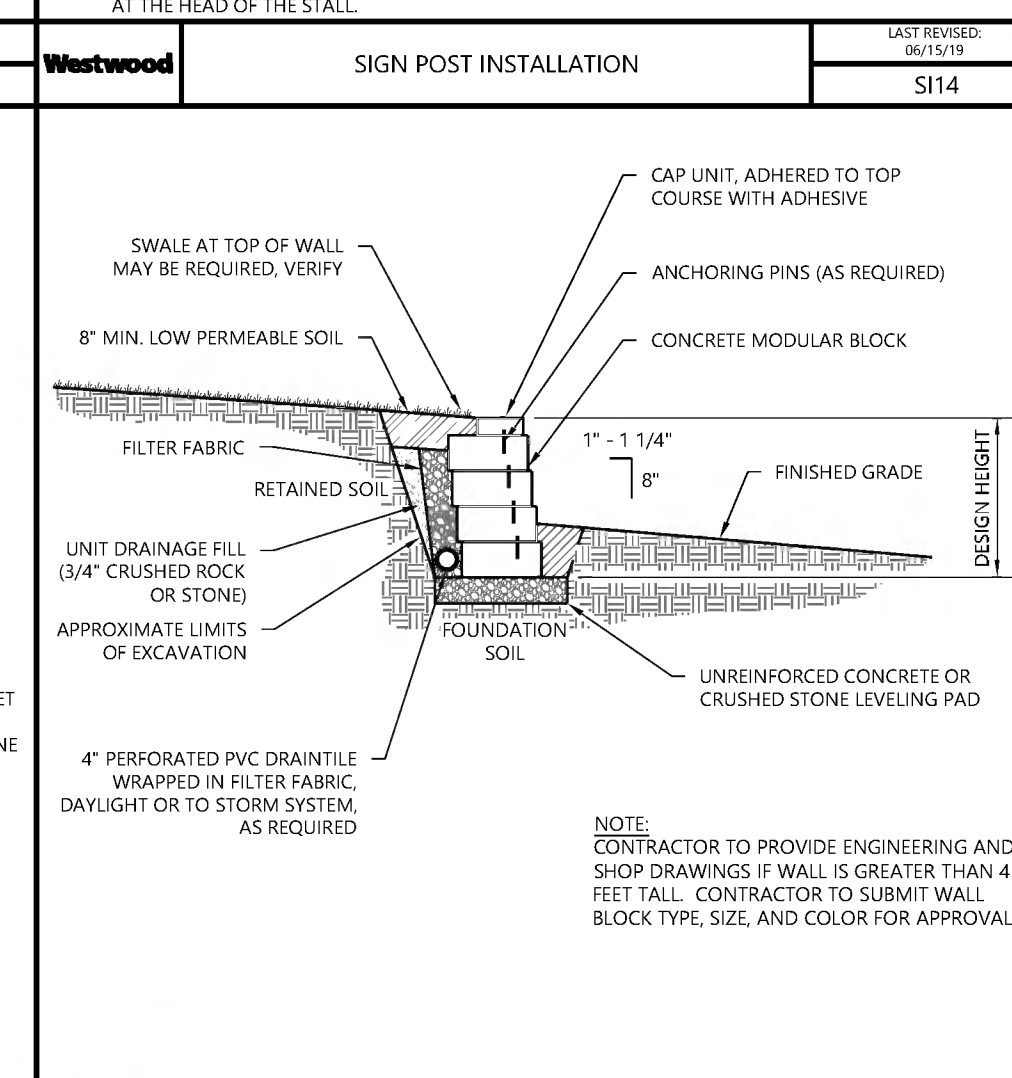
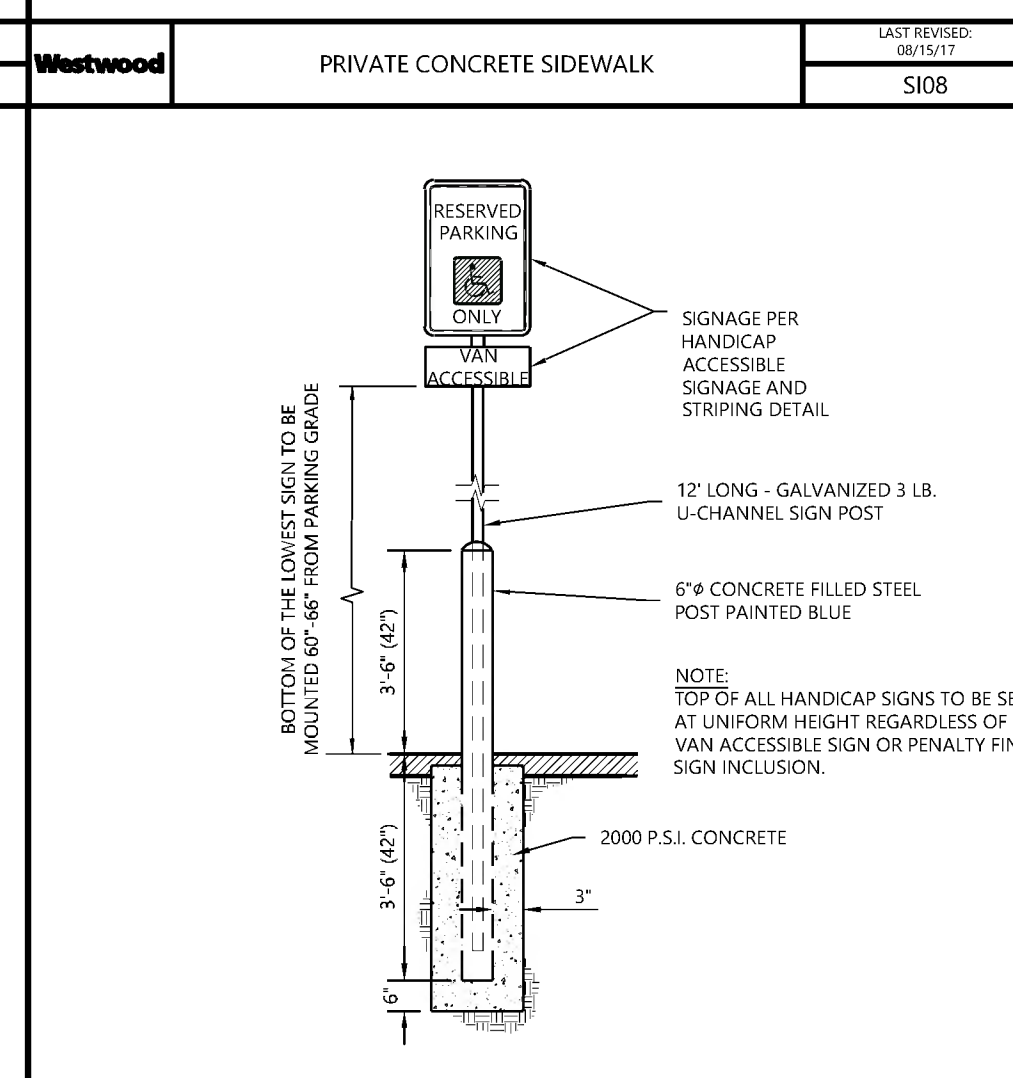
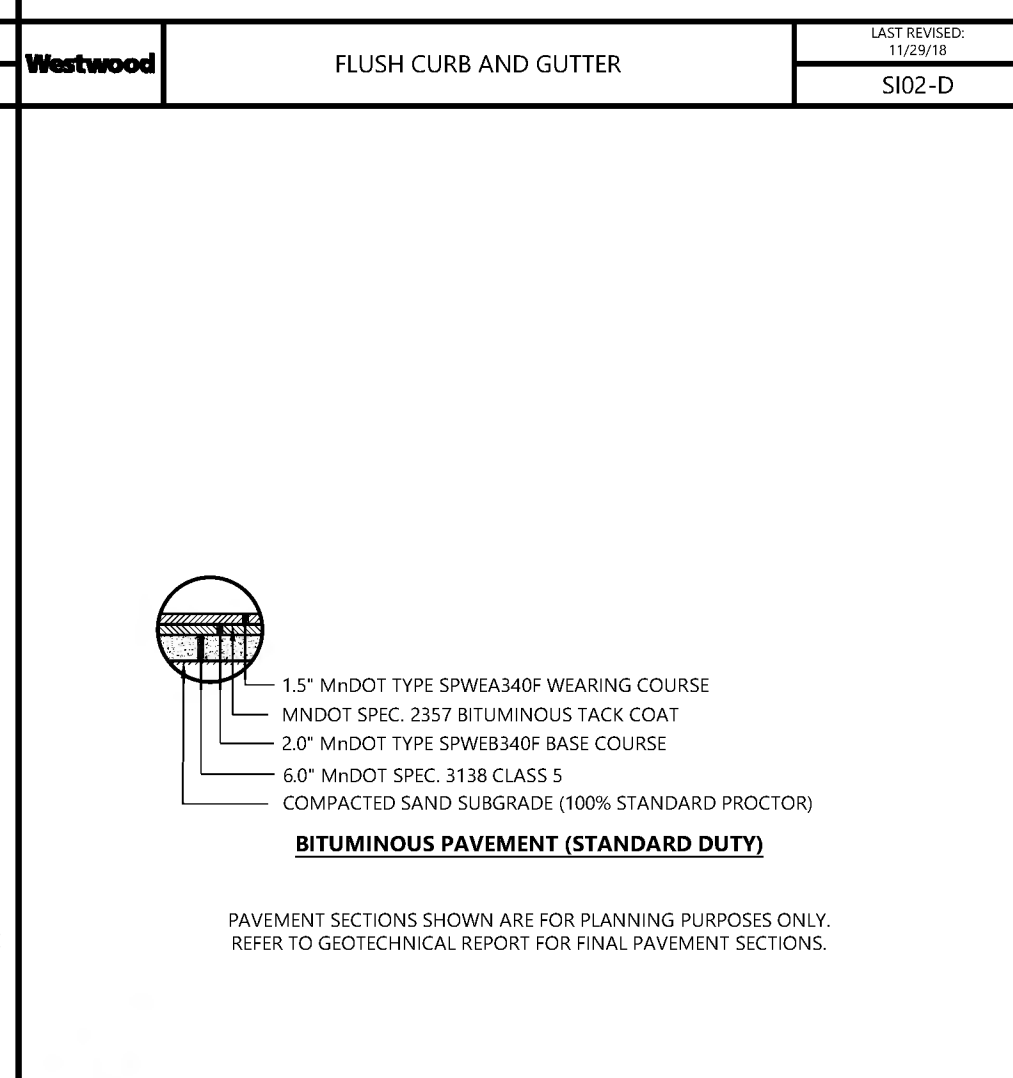
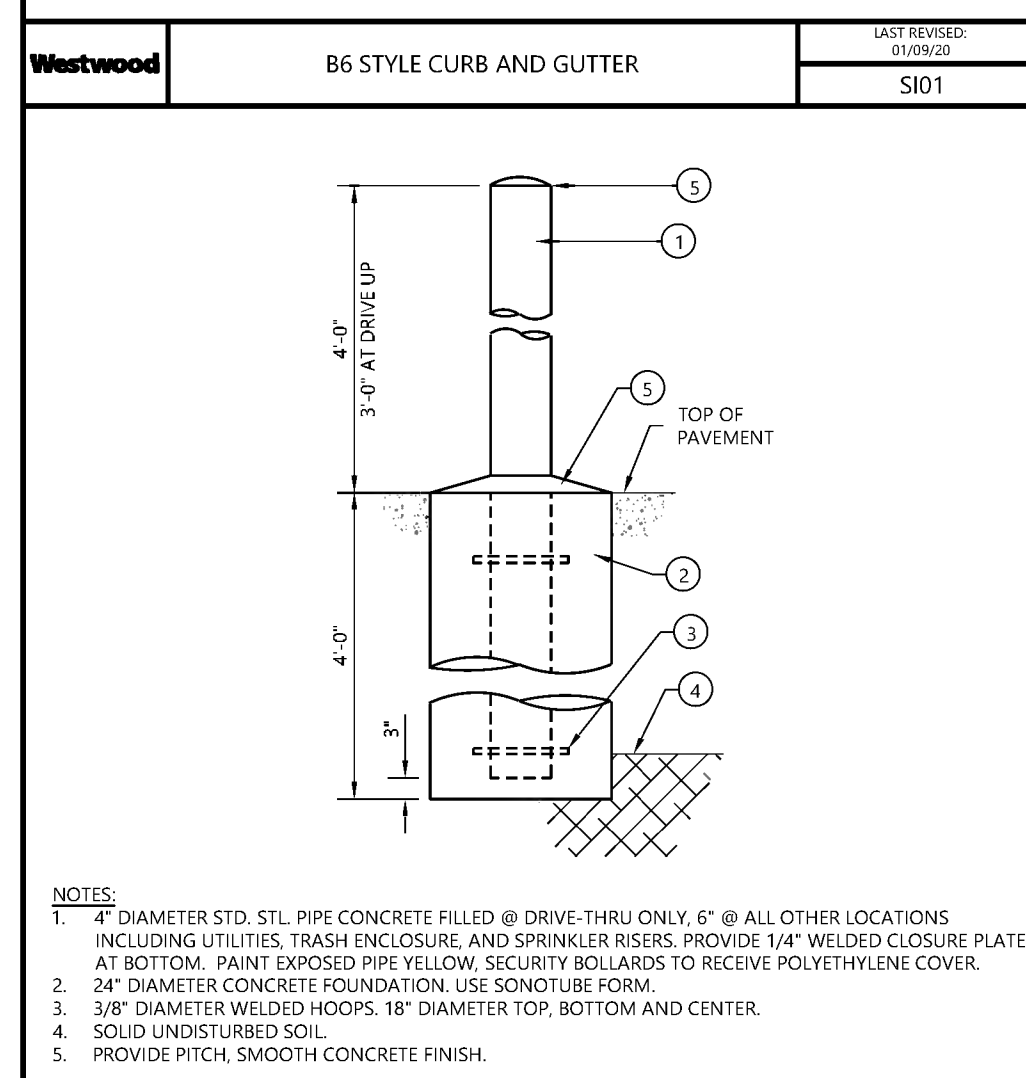
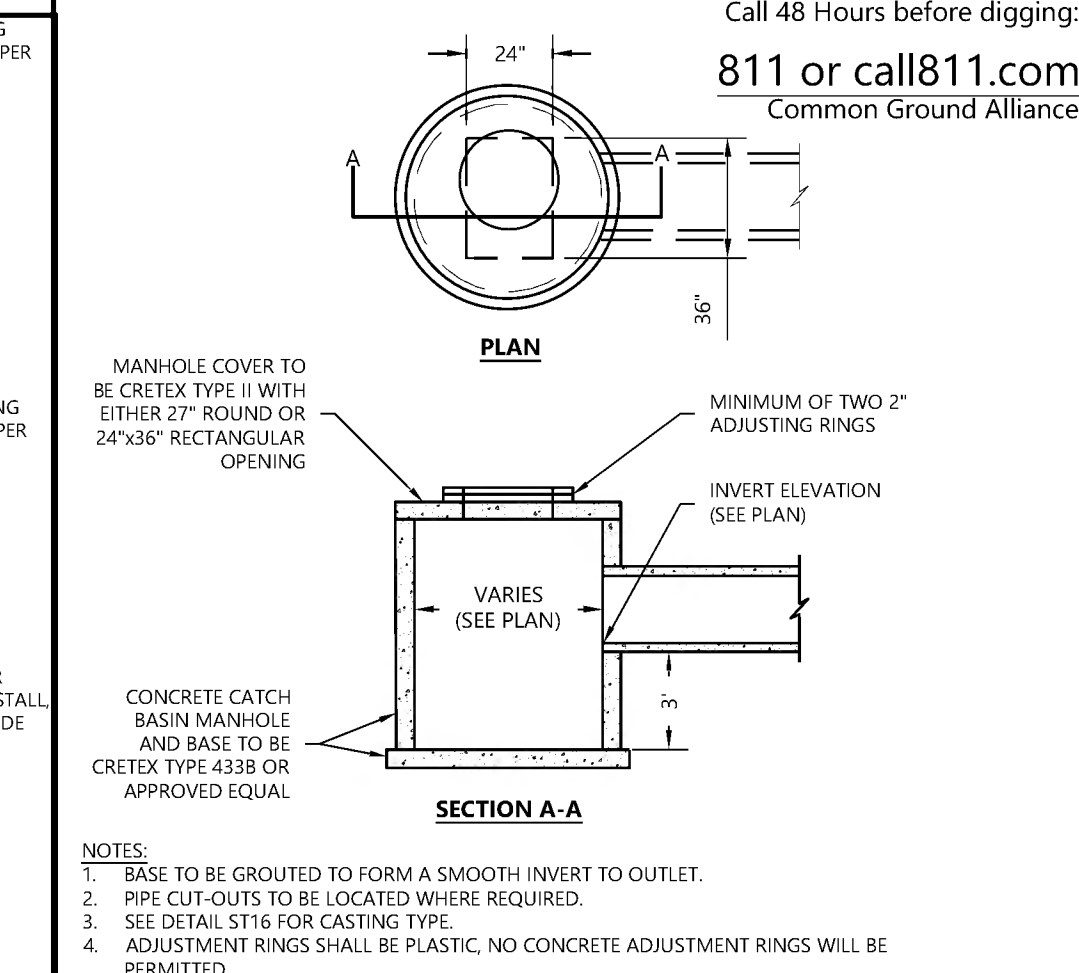
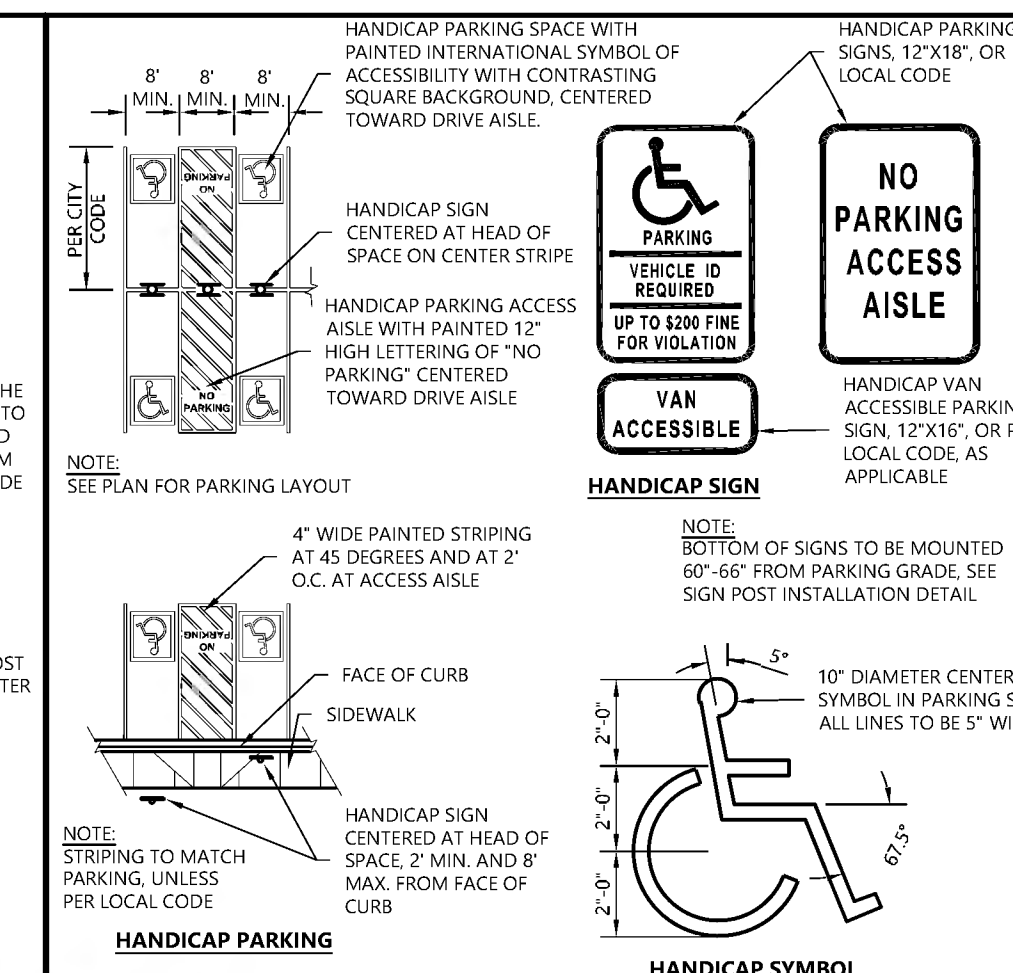
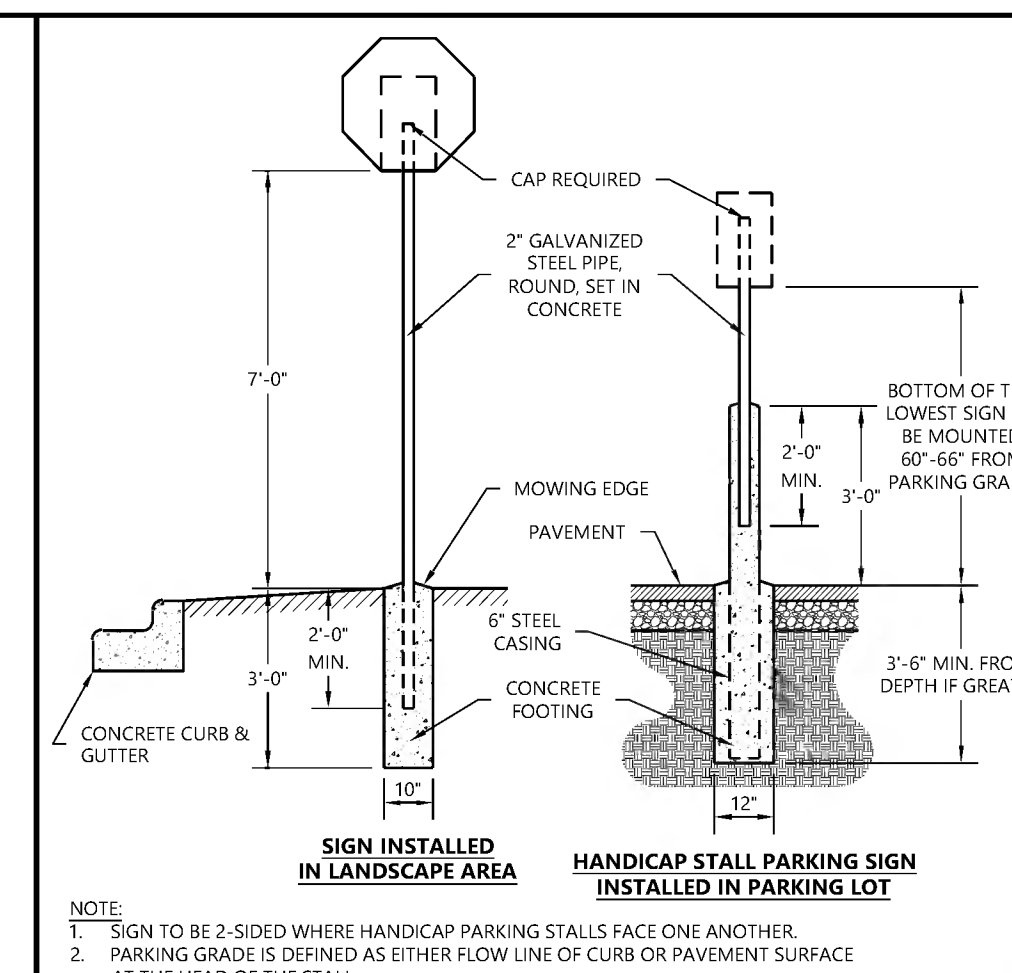
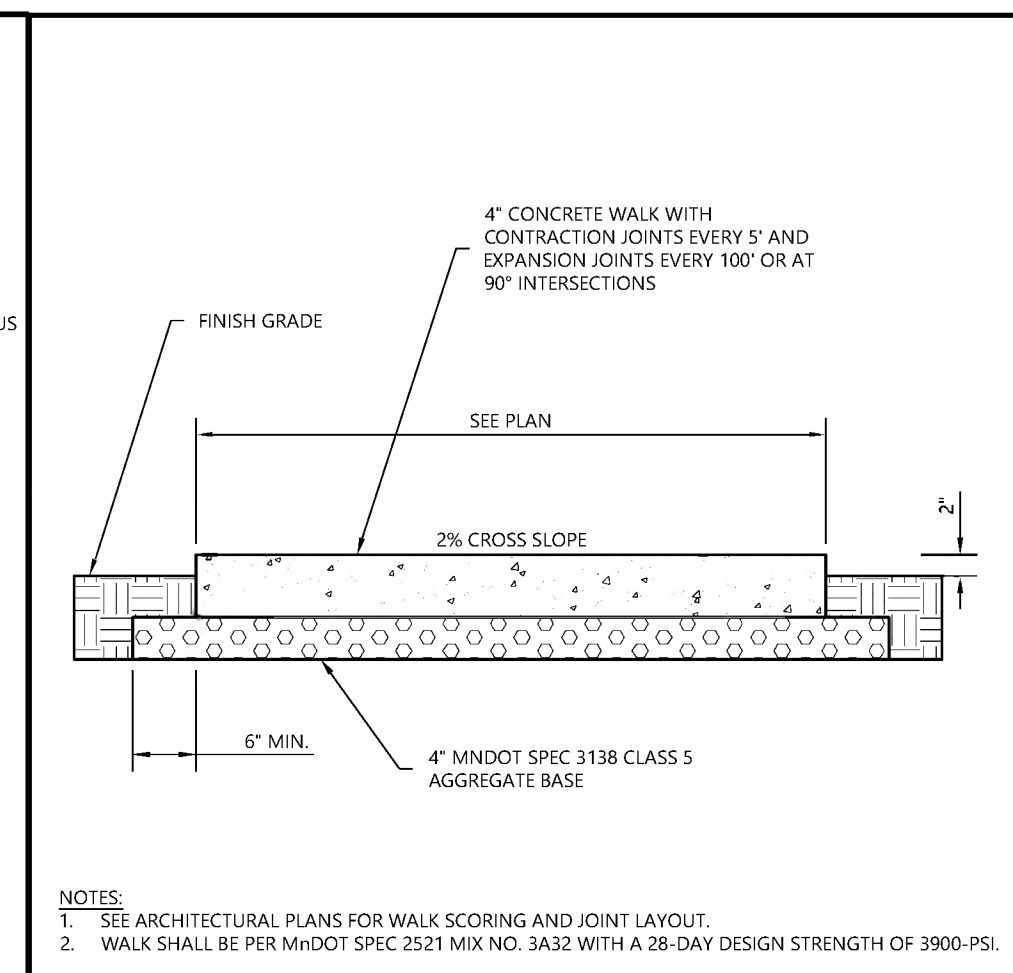
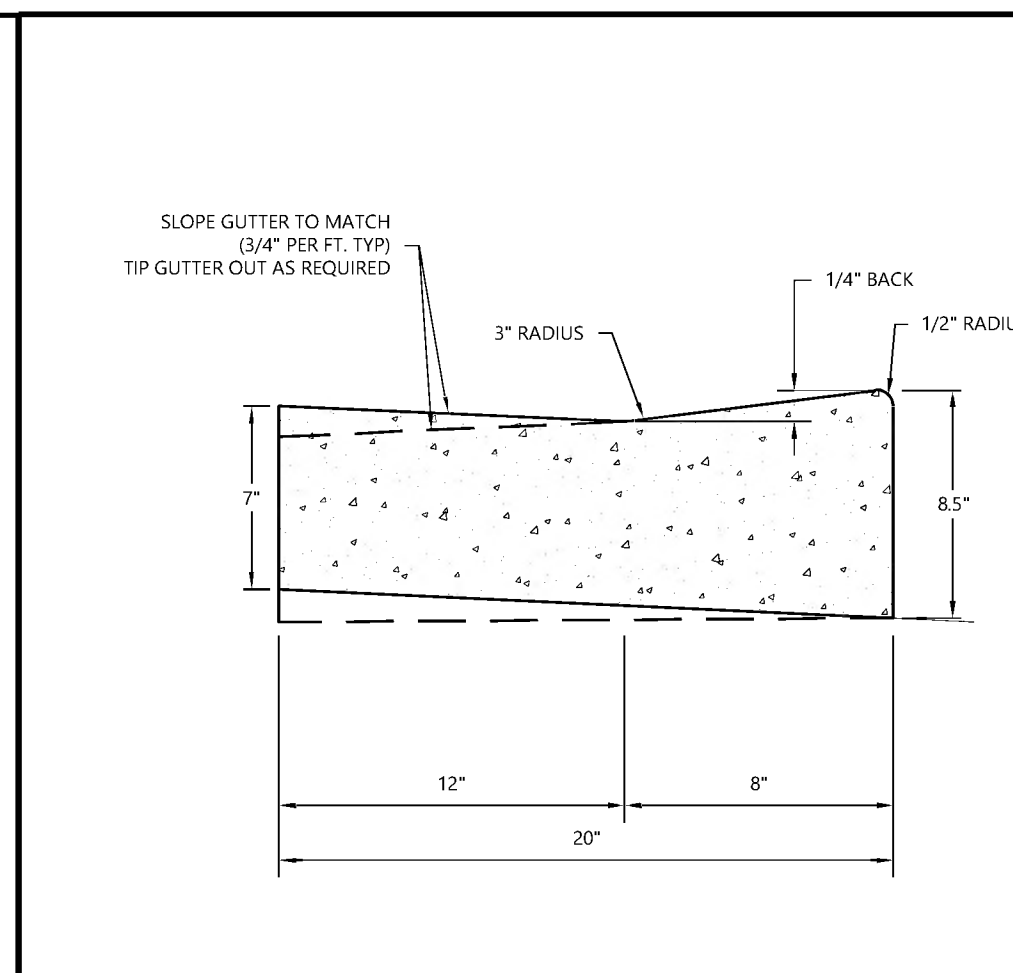
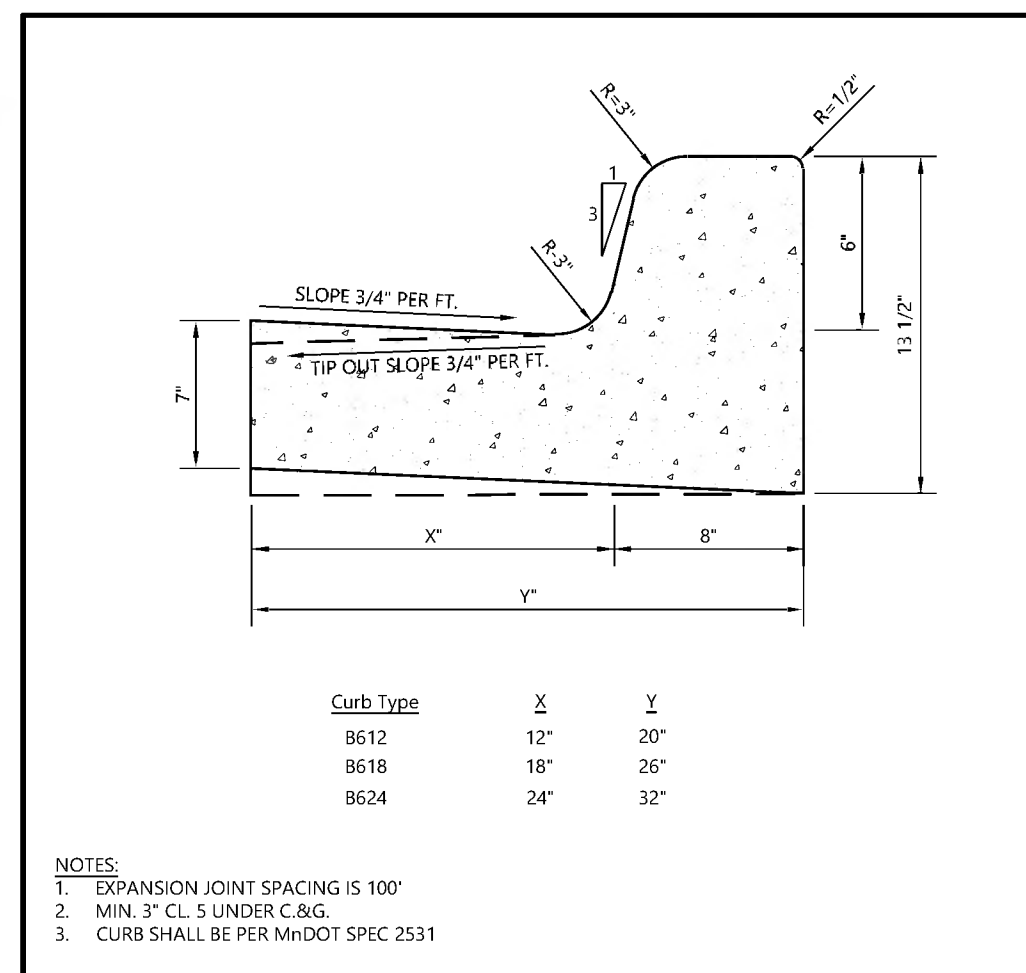
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MULTI-FAMILY
 UTILITY PLAN

SHEET NUMBER:
08 OF **20**

PROJECT NUMBER: 0032305.00 DATE: 08/29/23



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PREPARED FOR:	LAKE WEST DEVELOPMENT, LLC
14525 HIGHWAY 7, SUITE 265	MINNETONKA, MN 55345

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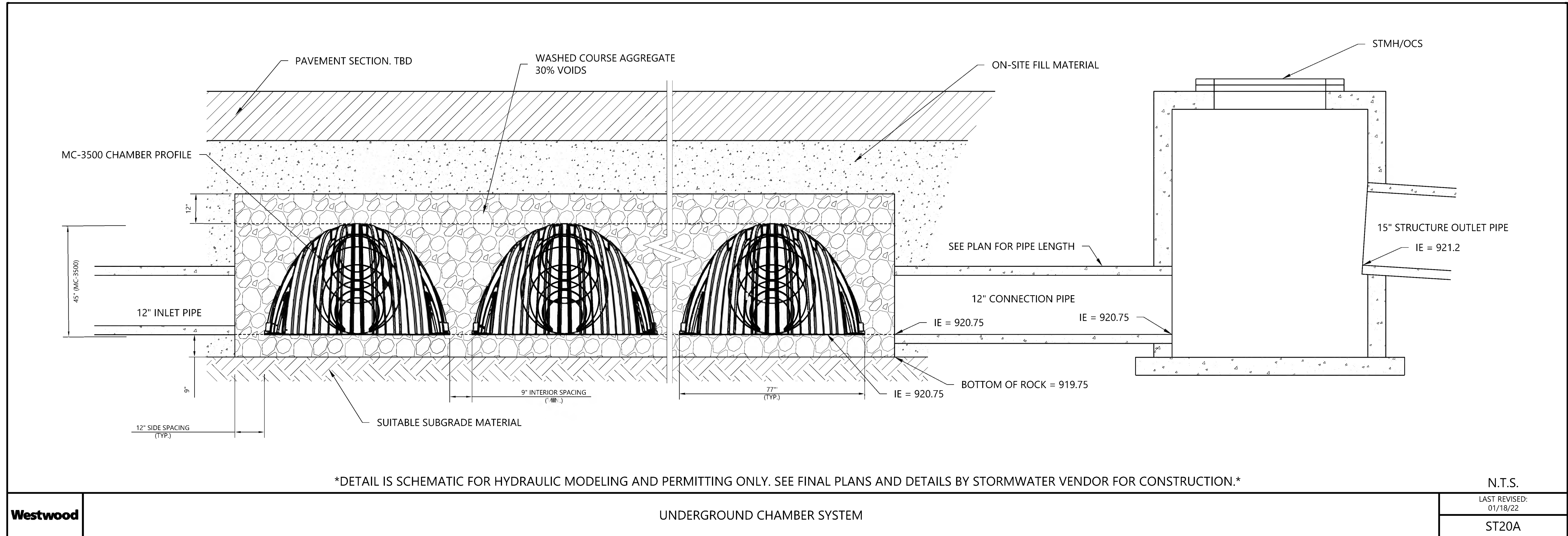
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SEE SHOP DRAWINGS FOR UNDERGROUND STORAGE SYSTEM WITH INTEGRATED WATER REUSE IRRIGATION SYSTEM IN CISTERN. CONTRACTORS TO COORDINATE AND SUBMIT SHOP DRAWINGS FOR REVIEW. FINAL PLANS MAY REQUIRE ADJUSTMENTS BASED UPON FINAL DESIGNS.

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DETAILS

SHEET NUMBER:

10 OF 20

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TREE PRESERVATION REQUIREMENTS

BASIC TREE REMOVAL AREA: CONSISTS OF THE FOLLOWING -

- A) WITHIN THE AREAS IMPROVED FOR REASONABLY-SIZED DRIVEWAYS, PARKING AREAS AND STRUCTURES WITHOUT THE FROST FOOTINGS AND WITHIN TEN FEET AROUND THOSE IMPROVEMENTS;
- B) WITHIN THE FOOTPRINTS OF, AND 20 FEET AROUND, BUILDINGS WITH FROST FOOTINGS;
- C) WITHIN THE FOOTINGS OF, AND 10 FEET AROUND, STRUCTURES WITH POST FOOTINGS SUCH AS DECKS OR PORCHES, IF THE STRUCTURE IS LOCATED AT OR OUTSIDE OF THE AREA ALLOWED BY ITEM 1)B; AND
- D) IN AREAS WHERE TREES ARE BEING REMOVED FOR ECOLOGICAL RESTORATION IN ACCORDANCE WITH A CITY-APPROVED RESTORATION PLAN.

HIGH PRIORITY TREE: A TREE THAT IS NOT IN A WOODLAND PRESERVATION AREA BUT IS STILL IMPORTANT TO THE SITE AND THE NEIGHBORHOOD CHARACTER, THAT IS STRUCTURALLY SOUND AND HEALTHY, AND THAT MEETS AT LEAST ONE OF THE FOLLOWING STANDARDS:

- A) A DECIDUOUS TREE THAT IS AT LEAST 10 INCHES DBH,
- B) A CONIFEROUS TREE THAT IS AT LEAST 15 FEET IN HEIGHT, OR
- C) A TREE THAT IS IN A GROUP OF DECIDUOUS TREES THAT ARE AT LEAST 8 INCHES DBH OR CONIFEROUS TREES THAT ARE AT LEAST 15 FEET IN HEIGHT, THAT PROVIDE A BUFFER OR SCREENING ALONG AN ADJACENT PUBLIC STREET, AND THAT ARE WITHIN 50 FEET OF AN ARTERIAL ROAD AND 35 FEET OF A MINOR COLLECTOR, LOCAL, OR PRIVATE STREET AND A TRAIL. THIS DISTANCE WILL BE MEASURED FROM THE EDGE OF THE PAVEMENT OR CURB OF THE ROAD, STREET OR TRAIL.

SIGNIFICANT TREE: A TREE THAT IS STRUCTURALLY SOUND AND HEALTHY AND THAT IS EITHER A DECIDUOUS TREE AT LEAST 4 INCHES DBH OR A CONIFEROUS TREE AT LEAST 10 FEET IN HEIGHT.

ALLOWABLE TREE REMOVAL:

- A) FOR THE CONSTRUCTION / REDEVELOPMENT OF A SINGLE-FAMILY PROPERTY OR NON-SINGLE FAMILY PROPERTY:
HIGH PRIORITY TREES: 35% OF TREES ON SITE
SIGNIFICANT TREES: 50% OF TREES ON SITE

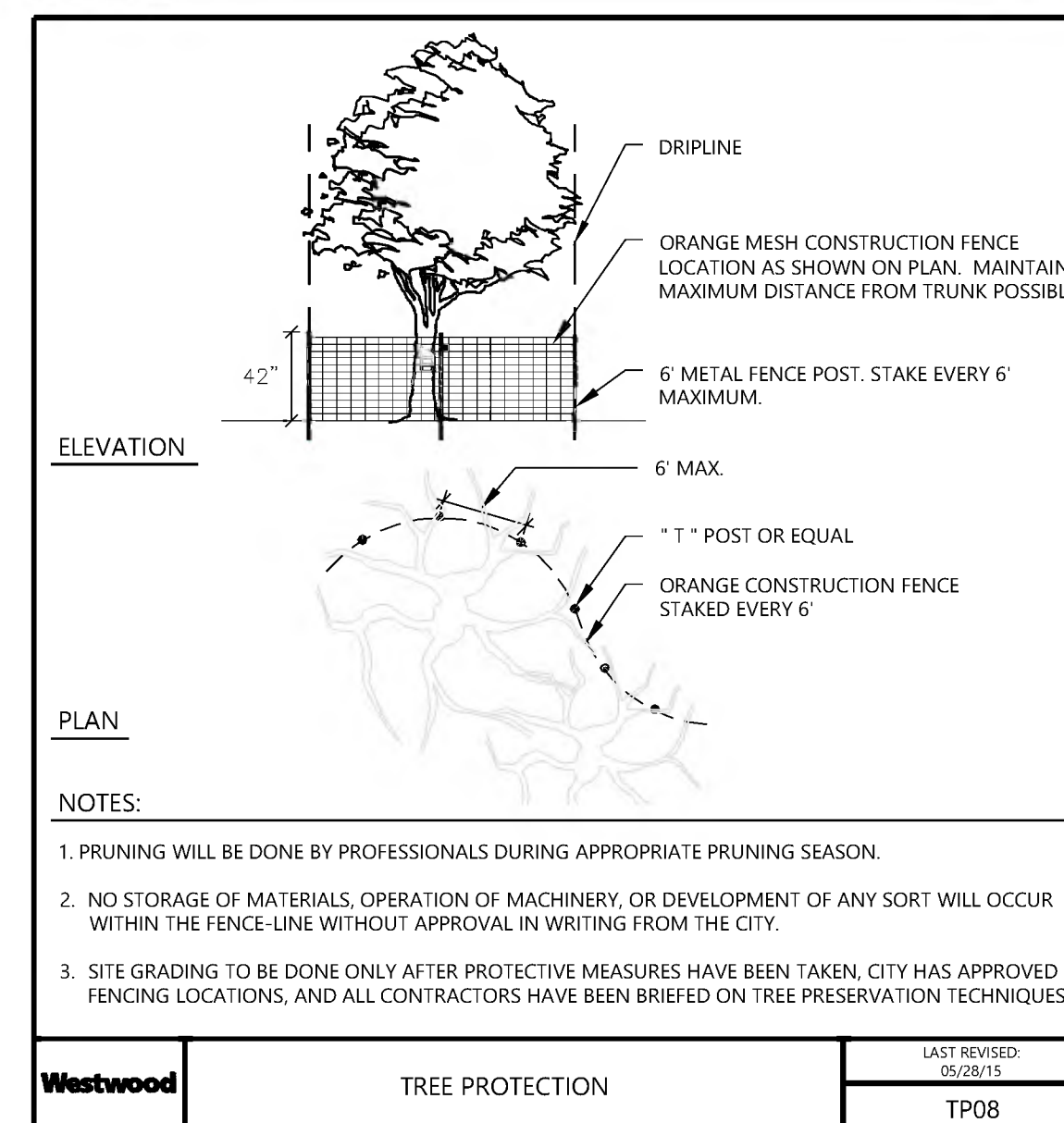
MITIGATION REQUIRED:

- A) FOR WHEN TREE REMOVAL EXCEEDS THE ALLOWABLE TREE REMOVAL, HIGH PRIORITY TREES, SIGNIFICANT TREES, AND TREES WITHIN WOODLAND PRESERVATION REMOVED OUTSIDE OF: (1) THE BASIC TREE REMOVAL AREA; AND (2) THE WIDTH OF REQUIRED EASEMENTS FOR PUBLIC AND PRIVATE STREETS AND UTILITIES.

MITIGATION RATE:

- 1) A TREE OR LARGE SHRUB THAT IS IN A WOODLAND PRESERVATION AREA OR IS A HIGH PRIORITY TREE MUST BE REPLACED AT THE RATE OF ONE INCH FOR EACH INCH IN DIAMETER OF A DECIDUOUS TREE THAT WAS REMOVED AND AT THE RATE OF ONE FOOT FOR EACH FOOT IN HEIGHT OF A CONIFEROUS TREE THAT WAS REMOVED; AND
- 2) A SIGNIFICANT TREE MUST BE REPLACED WITH ONE TWO-INCH TREE.

TREE PROTECTION DETAIL

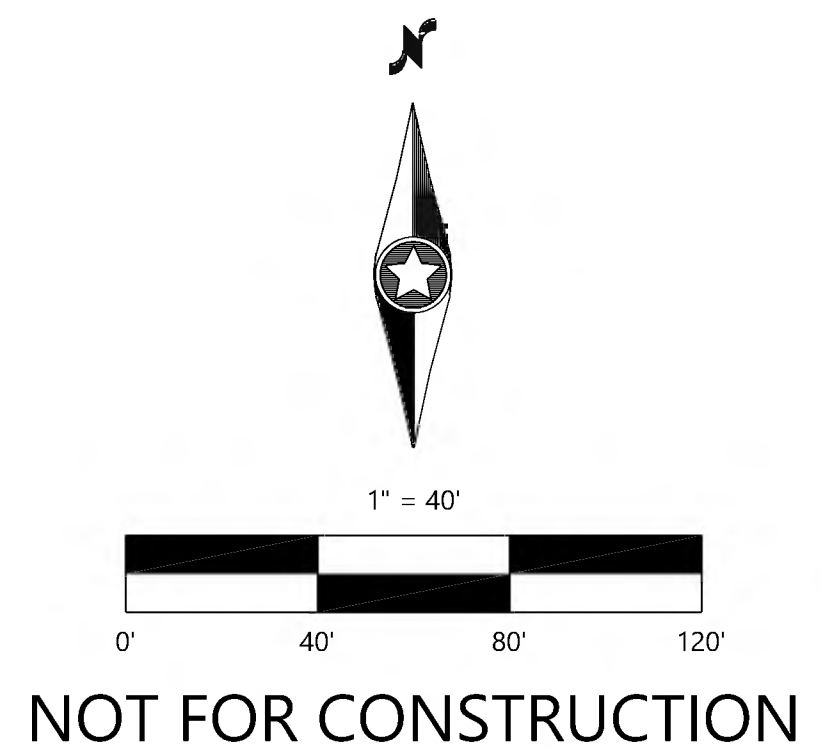


LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO BE REMOVED
- TREE PROTECTION FENCE
- BASIC TREE REMOVAL AREA
- HIGH PRIORITY TREE - BUFFER SCREENING SETBACK

TREE PRESERVATION CALCULATIONS

TREE REPLACEMENT CALCULATIONS	
TOTAL INVENTORIED TREES ON SITE	285.0 TREES
TOTAL HEALTHY INVENTORIED TREES ON SITE	108.0 TREES
TOTAL HEALTHY SIGNIFICANT TREES ONSITE	28.0 TREES
TOTAL HEALTHY SIGNIFICANT TREES SAVED	22.0 TREES
TOTAL NON-EXEMPT HEALTHY SIGNIFICANT TREES REMOVED	6.0 TREES
ALLOWABLE TREE REMOVAL - 50%	14.0 TREES
EXCESS TREE REMOVAL	-8.0 TREES
TREE MITIGATION REQUIRED - SIGNIFICANT RATE: 2" / 1" EXCESS TREE REMOVED	0.0 TREES
TREES REMOVED OUTSIDE OF BTRA	0.0 TREES
TOTAL HEALTHY HIGH PRIORITY TREES ONSITE	80.0 TREES
TOTAL HEALTHY HIGH PRIORITY TREES SAVED	47.0 TREES
TOTAL NON-EXEMPT HEALTHY HIGH PRIORITY TREES REMOVED	33.0 TREES
ALLOWABLE TREE REMOVAL - 35%	28.0 TREES
EXCESS TREE REMOVAL	5.0 TREES
TREE MITIGATION REQUIRED - HIGH PRIORITY RATE: 1" / 1" EXCESS REMOVAL	5.0 TREES
TREES REMOVED OUTSIDE OF BTRA	5.0 TREES
TOTAL TREE REPLACEMENT REQUIRED	28.4 TREES
REPLACEMENT TREES: 2.5 CAL. IN. (71" Cal./2.5" Cal. = 28.4)	



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DRAWN:	
HORIZONTAL SCALE:	40'
VERTICAL SCALE:	8' OR 4'

PREPARED FOR:
LAKE WEST DEVELOPMENT, LLC
14525 HIGHWAY 7, SUITE 265
MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
NICHOLAS T. MEYER
DATE: 08/29/23 LICENSE NO. 53774

SAVILLE FLATS
MINNETONKA, MN

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

SHEET NUMBER:
11 OF **20**
DATE: 08/29/23
PROJECT NUMBER: 0032305.00

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Table with columns: TREE TAG, SPECIES, SIZE (DBH), MULTI STEM, CONDITION, UNHEALTHY EXEMPT, TREE TYPE, SIGNIFICANT, HIGH PRIORITY, BASIC TREE REMOVAL AREA, STATUS. Contains tree inventory data for the left side of the site.

Table with columns: TREE TAG, SPECIES, SIZE (DBH), MULTI STEM, CONDITION, UNHEALTHY EXEMPT, TREE TYPE, SIGNIFICANT, HIGH PRIORITY, BASIC TREE REMOVAL AREA, STATUS. Contains tree inventory data for the middle section of the site.

Table with columns: TREE TAG, SPECIES, SIZE (DBH), MULTI STEM, CONDITION, UNHEALTHY EXEMPT, TREE TYPE, SIGNIFICANT, HIGH PRIORITY, BASIC TREE REMOVAL AREA, STATUS. Contains tree inventory data for the right side of the site.

NOTES:
* Tree Survey performed Spring 2021 based on City Code
**Suggested removal for existing tree and site conditions. Subject to change upon proposed site alterations.
Condition: DBH to Height Multiplier: 2.4
MINNETONKA CITY CODE
High Priority Trees
Deciduous Trees - 10' DBH
Coniferous Trees 15' height
Significant Trees (must be healthy to qualify)
Deciduous Trees 4' - 9' DBH
Coniferous Trees 10' height
LEGEND
BD: Biological Damage
P: Physical Damage
X: Multi-trunk
SR-E: Suggested Removal - Exempt
LR: Degree of Tree Trunk Lean
SUGGESTED UNHEALTHY
30% or more missing crown, 30% dead branches, 30 degree lean or more should be
**If multiple issues present, removal is suggested (even if under specified threshold)
Existing tree tag references 2003 tree survey (by others), refer to that tree tag number if present

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

NOT FOR CONSTRUCTION SAVILLE

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 08/29/23
REVISIONS:
[Revision list with symbols]

PREPARED FOR: LAKE WEST DEVELOPMENT, LLC
14525 HIGHWAY 7, SUITE 265
MINNETONKA, MN 55345

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NICHOLAS T. MEYER
DATE: 08/29/23 LICENSE NO. 53774

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TollFree (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

MULTI-FAMILY TREE PRESERVATION DATA

SHEET NUMBER: 12 OF 20
DATE: 08/29/23
PROJECT NUMBER: 0032305.00

PRELIMINARY PLANT SCHEDULE

	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	MATURE SIZE
DECIDUOUS TREES - 40					
DECIDUOUS TREES	ACCOLADE™ ELM / ULMUS X 'MORTON'	2.5" CAL	B&B	AS SHOWN	H 70' W 40'-50'
	BOULEVARD AMERICAN LINDEN / TILIA AMERICANA 'BOULEVARD'	2.5" CAL	B&B	AS SHOWN	H 50'-60' W 35'-30'
	BURR OAK / QUERCUS MACROCARPA	2.5" CAL	B&B	AS SHOWN	H 60'-80' W 60'-80'
	EXCLAMATION SYCAMORE / PLATANUS X ACERIFLORA 'MORTON CIRCLE'	2.5" CAL	B&B	AS SHOWN	H 50' W 40'
	FALL FIESTA® SUGAR MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL	B&B	AS SHOWN	H 60'-75' W 50'
DECIDUOUS TREES (TREE MITIGATION)	HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL	B&B	AS SHOWN	H 40'-60' W 40'
	RIVER BIRCH / BETULA NIGRA	6' HT., CLUMP	B&B	AS SHOWN	H 40'-60' W 30'-40'
	SIENNA GLEN® MAPLE / ACER X FREEMANII 'SIENNA'	2.5" CAL	B&B	AS SHOWN	H 50'-60' W 40'
	WHITE OAK / QUERCUS ALBA	2.5" CAL	B&B	AS SHOWN	H 60'-80' W 60'-80'
	EVERGREEN TREES - 60				
EVERGREEN TREES	BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6' HT.	B&B	AS SHOWN	H 30'-40' W 20'-30'
	BLUE TOTEM COLORADO SPRUCE / PICEA PUNGENS 'BLUE TOTEM'	6' HT.	B&B	AS SHOWN	H 15'-18' W 3'-4'
	CONCOLOR FIR / ABIES CONCOLOR	6' HT.	B&B	AS SHOWN	H 30'-50' W 25'-30'
EVERGREEN TREES (TREE MITIGATION)	NORWAY PINE / PINUS RESINOSA	6' HT.	B&B	AS SHOWN	H 50'-80' W 30'-40'
	NORWAY SPRUCE / PICEA ABIES	6' HT.	B&B	AS SHOWN	H 60'-80' W 25'-30'
	PONDEROSA PINE / PINUS PONDEROSA	6' HT.	B&B	AS SHOWN	H 60'-80' W 25'-30'
	WHITE PINE / PINUS STROBUS	6' HT.	B&B	AS SHOWN	H 50'-80' W 30'-40'
ORNAMENTAL TREES - 55					
ORNAMENTAL TREES	AUTUMN BRILLIANCE APPLE SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	6' HT., CLUMP	B&B	AS SHOWN	H 15'-20' W 15'-20'
	PARKLAND PILLAR® ASIAN WHITE BIRCH / BETULA PLATYPHYLLA 'JEFFPARK'	1.5" CAL	B&B	AS SHOWN	H 40' W 6'-7'
	PRAIRIE GOLD® QUAKING ASPEN / POPULUS TREMULOIDES 'NE ARB'	1.5" CAL	B&B	AS SHOWN	H 30' W 15'
	PRAIRIFIRE CRABAPPLE / MALUS X 'PRAIRIFIRE'	1.5" CAL	B&B	AS SHOWN	H 15'-20' W 20'
	QUAKING ASPEN / POPULUS TREMULOIDES	1.5" CAL	B&B	AS SHOWN	H 40'-60' W 20'-30'
	THORNLESS COCKSPUR HAWTHORN / CRATAEGUS CRUS-GALLI INERMIS	6' HT., CLUMP	B&B	AS SHOWN	H 15'-20' W 15'-20'
	NORTHERN STRAIN REDBUD / CERCIS CANADENSIS 'NORTHERN STRAIN'	1.5" CAL	B&B	AS SHOWN	H 25' W 30'
	AMERICAN HOPHORNBEAM / OSTRYA VIRGINIANA	1.5" CAL	B&B	AS SHOWN	H 25'-40' W 20'-30'
	PAGODA DOGWOOD / CORNUS ALTERNIFOLIA	1.5" CAL	B&B	AS SHOWN	H 15'-20' W 20'-32'
	ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.				

MULTI FAMILY LANDSCAPE REQUIREMENTS

LANDSCAPING REQUIRED:	
* MINIMUM LANDSCAPE VALUE:	
* BELOW \$1,000,000 = 2%	* \$1,000,001-\$2,000,000 = \$20,000 + 1% OF PROJECT VALUE IN EXCESS OF \$1,000,000
* \$2,000,001-\$3,000,000 = \$30,000 + 0.75% OF PROJECT VALUE IN EXCESS OF \$2,000,000	* \$3,000,001-\$4,000,000 = \$37,500 + 0.25% OF PROJECT VALUE IN EXCESS OF \$3,000,000
* OVER \$4,000,000 = 1%	
* AT LEAST 25% OF PROPOSED NEW PLANTINGS MUST BE SPECIES BENEFICIAL TO POLLINATORS DERIVED FROM THE CITY'S NATIVE OR NATIVE CULTIVAR PLANT LIST, UNLESS APPROVED BY THE CITY. THE CITY MAY ALLOW CREDIT FOR EXISTING, NATIVE AND/OR SIGNIFICANT PLANT MATERIALS BENEFICIAL TO POLLINATORS THAT ARE PRESERVED AS PART OF THE LANDSCAPE PLAN.	
* PARKING LOT REQUIREMENTS:	1 TREE
* PARKING LOT LANDSCAPE TREES SHALL BE PROVIDED AT THE RATE OF ONE TREE FOR EACH 15' SURFACE PARKING SPACES PROVIDED, OR MAJOR FRACTION THEREOF.	
* TREE REPLACEMENT REQUIREMENTS:	29 TREES
(SEE CALCULATIONS ON TREE PRESERVATION TABLE SHEET)	





LANDSCAPE PROVISIONS

TOTAL LANDSCAPING PROVIDED:	155 TREES
* DECIDUOUS TREES	18 TREES
* EVERGREEN TREES	53 TREES
* ORNAMENTAL TREES	55 TREES
* TREE MITIGATION - DECIDUOUS TREES	22 TREES
* TREE MITIGATION - EVERGREEN TREES	7 TREES



GENERAL NOTES

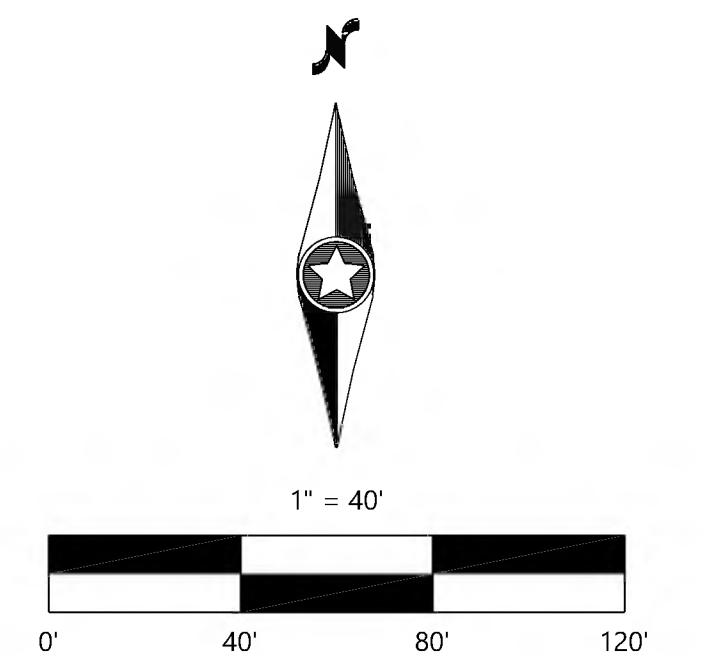
- TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED PARKING LOT, SIDEWALK, AND UTILITY LOCATIONS.
- PARKING LOT TREES SHALL BE PLANTED 5' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
- STREET TREES SHALL BE PLANTED 7' FROM BACK OF SIDEWALK IN A LOCATION THAT DOES NOT INTERFERE WITH INDIVIDUAL SEWER, WATER CONNECTIONS, AND EASEMENTS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
- NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
- NO DECIDUOUS TREE WITHIN 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A DRIP LINE OR SPRAY SYSTEM AS APPROPRIATE FOR THE PROPOSED PLANTINGS IN THE SPECIFIC AREA. LANDSCAPED BOULEVARD ALONG BROADWAY AVENUE TO BE INCLUDED IN THE IRRIGATION SYSTEM.
- MECHANICALS TO BE SCREENED WITH ADEQUATE VEGETATION.

GROUND COVER SCHEDULE

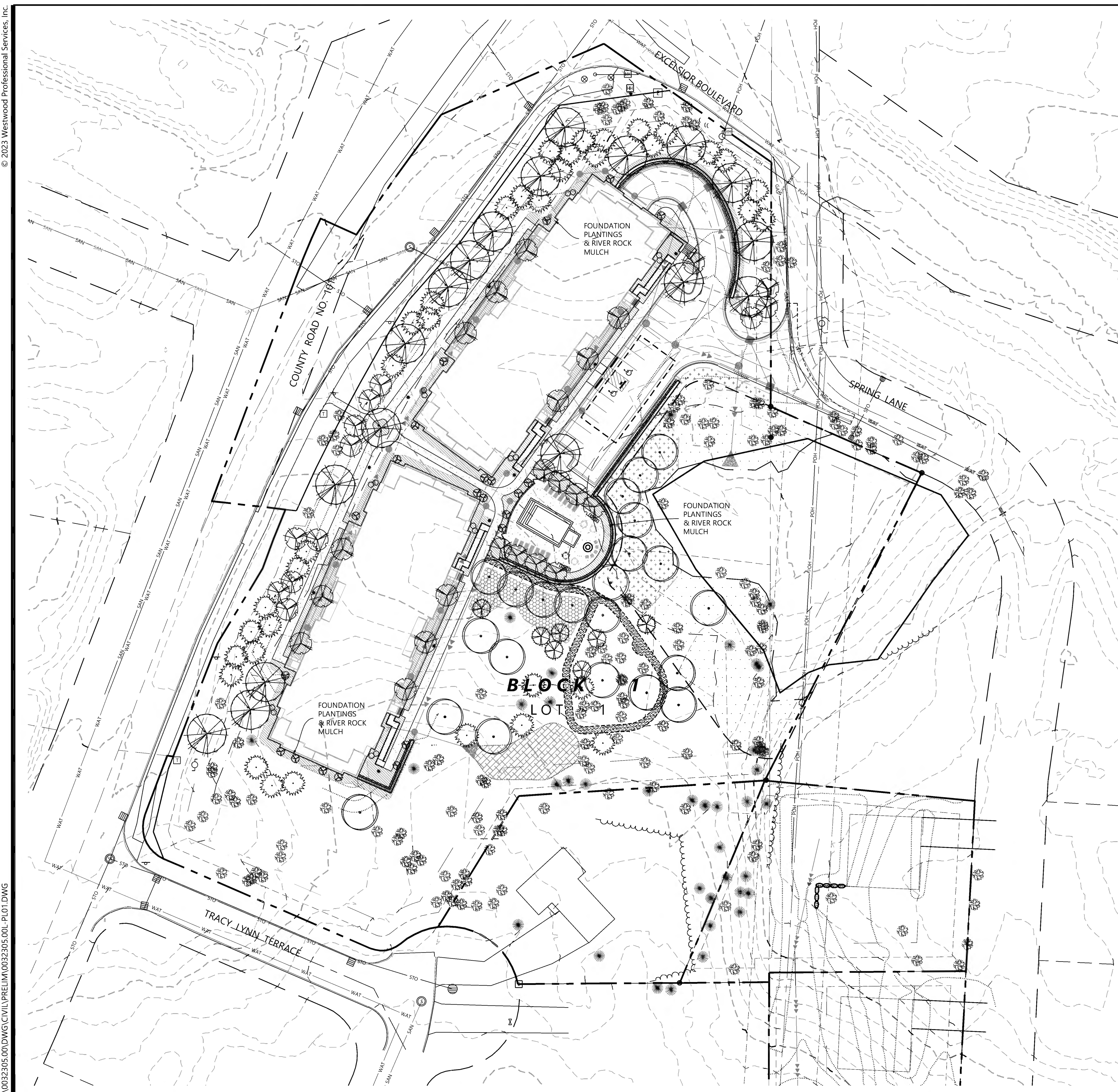
	3"-6" RIVER ROCK MULCH (ALL PLANTING BEDS)
	MESIC PRAIRIE GENERAL SEED MIX (35-241) TOTAL AREA (0.04 AC)
	DENOTES STORMWATER NATIVE SEED MIX (33-261) TOTAL AREA (0.04 AC)
	DENOTES WET MEADOWS & W SEED MIX (34-271) TOTAL AREA (0.12 AC)
* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.	

LEGEND

-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING CONIFEROUS TREE TO REMAIN



NOT FOR CONSTRUCTION



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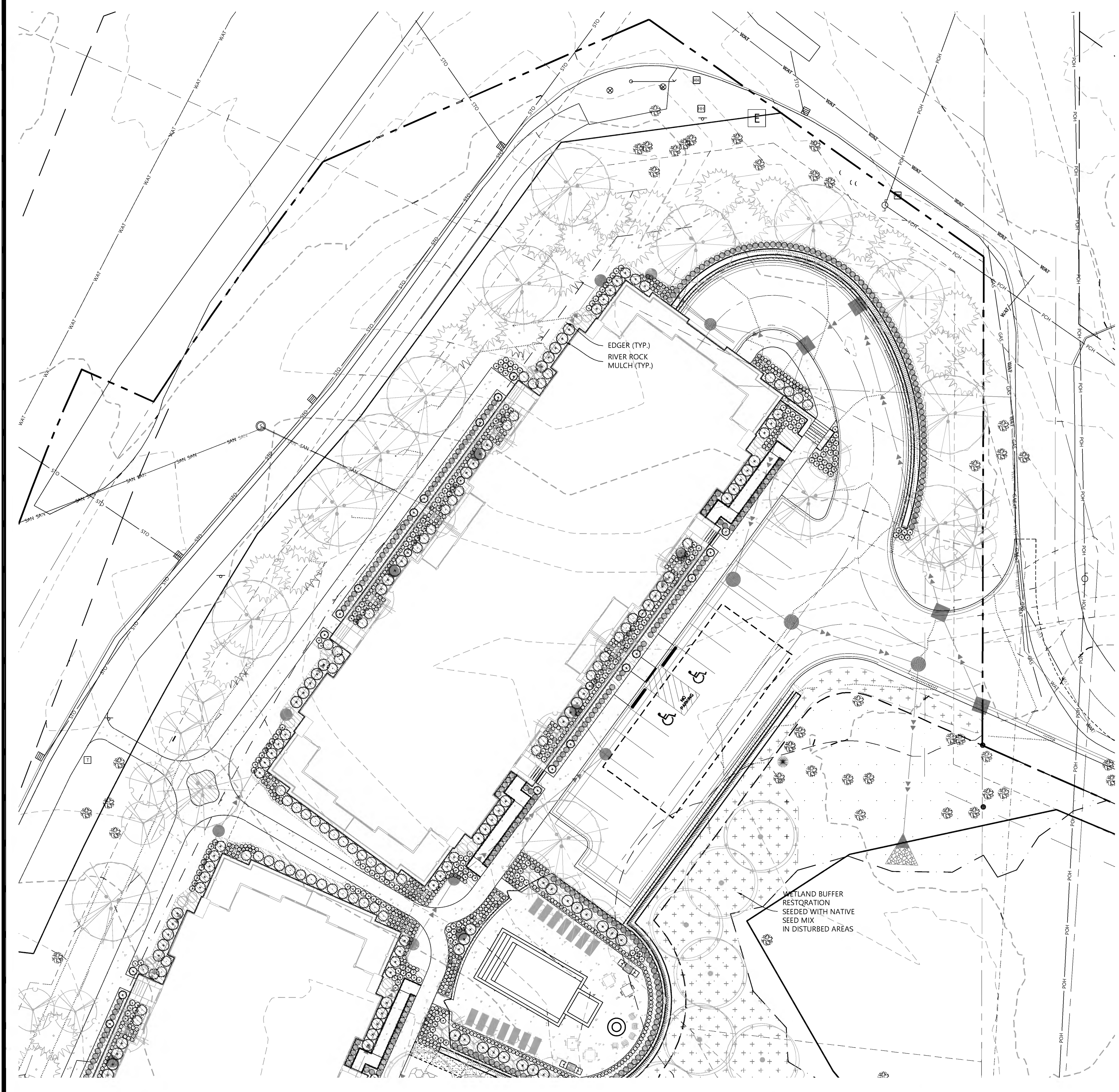
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DESIGNED:	08/29/23
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	3/8" = 1'-0"
VERTICAL SCALE:	8" OR 4"


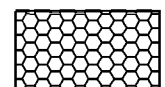

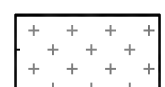
PREPARED FOR:	LAKE WEST DEVELOPMENT, LLC
	14525 HIGHWAY 7, SUITE 265 MINNETONKA, MN 55345
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA	
NICHOLAS T. MEYER	
DATE: 08/29/23	LICENSE NO. 53774

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



SHEET NUMBER: 13 OF 20
 MULTI-FAMILY PRELIMINARY LANDSCAPE PLAN
 PROJECT NUMBER: 0032305.00 DATE: 08/29/23

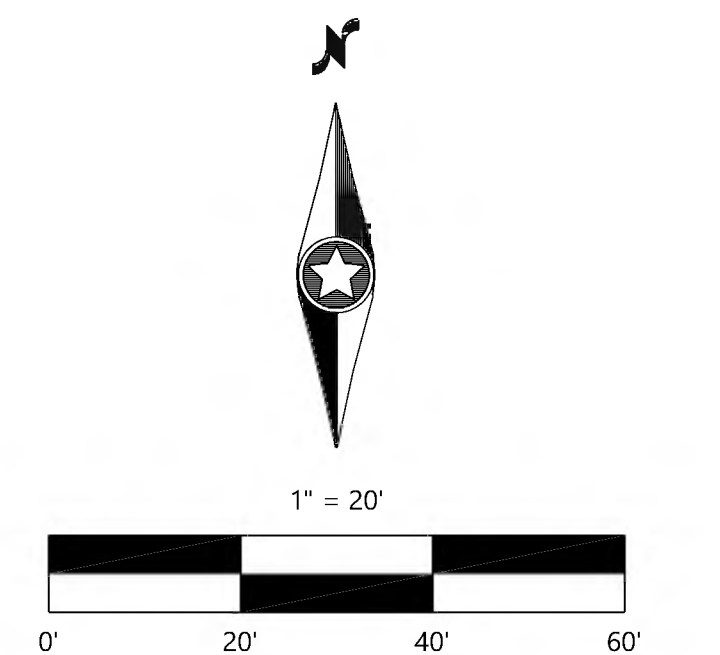


GROUNDCOVER SCHEDULE

-  3"-6" RIVER ROCK MULCH (ALL PLANTING BEDS)
 -  MESIC PRAIRIE GENERAL SEED MIX (35-241) TOTAL AREA (0.04 AC)
 -  DENOTES STORMWATER NATIVE SEED MIX (33-261) TOTAL AREA (0.04 AC)
 -  DENOTES WET MEADOWS & W SEED MIX (34-271) TOTAL AREA (0.12 AC)
- * ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.

LEGEND

-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING CONIFEROUS TREE TO REMAIN



NOT FOR CONSTRUCTION

DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: 20.000012"
 VERTICAL SCALE: 4' OR 2'

INITIAL ISSUE: 08/29/23
 REVISIONS:
 ▲ _____
 ▲ _____
 ▲ _____
 ▲ _____
 ▲ _____

PREPARED FOR:
LAKE WEST DEVELOPMENT, LLC
 14525 HIGHWAY 7, SUITE 265
 MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
 NICHOLAS T. MEYER
 DATE: 08/29/23 LICENSE NO. 53774

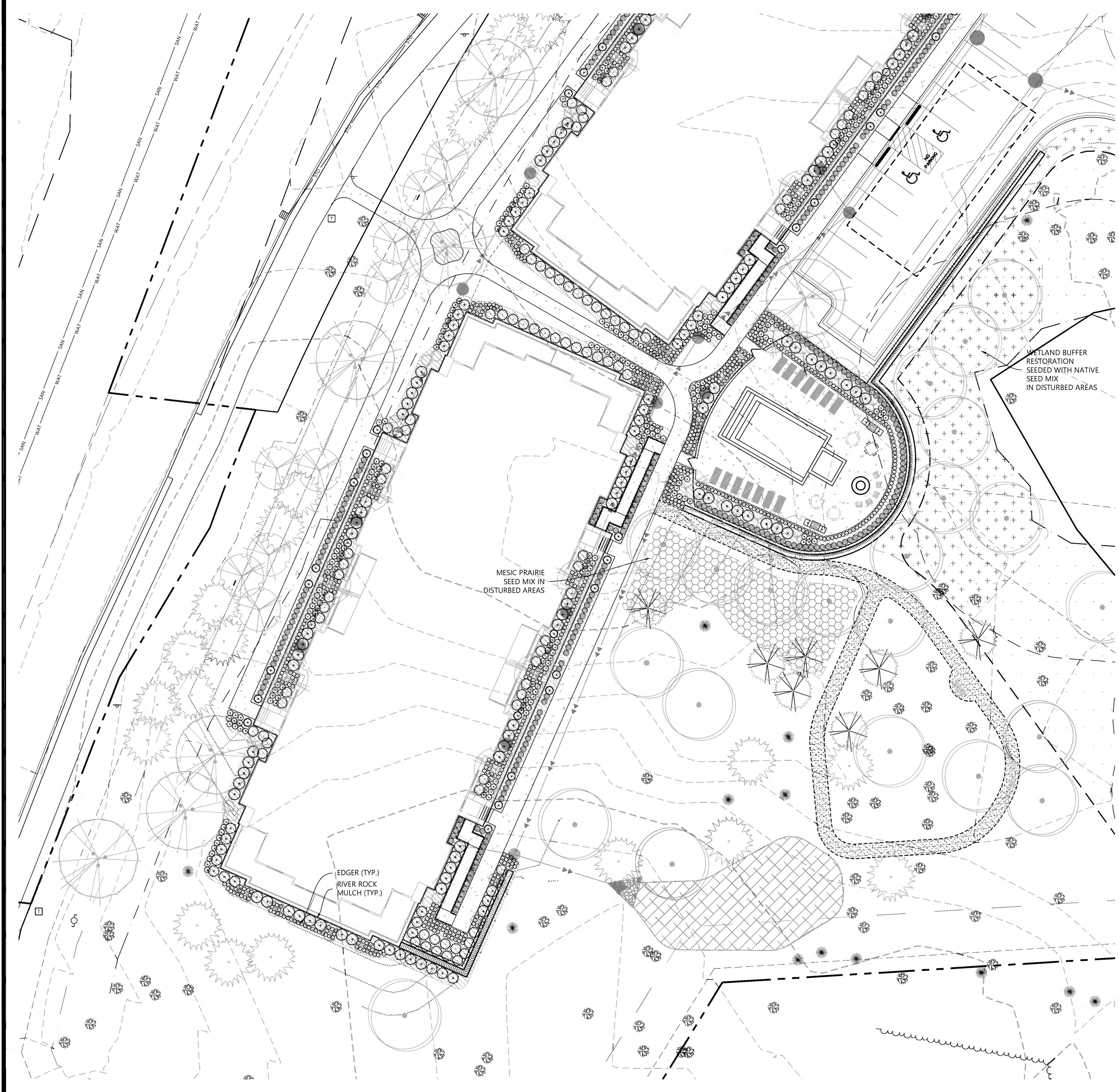
SAVILLE FLATS
 MINNETONKA, MN

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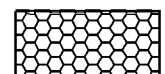


MULTI-FAMILY PRELIMINARY
 FOUNDATION PLANTINGS

SHEET NUMBER:
14 OF **20**
 DATE: 08/29/23



PROJECT NUMBER: 0032305.00

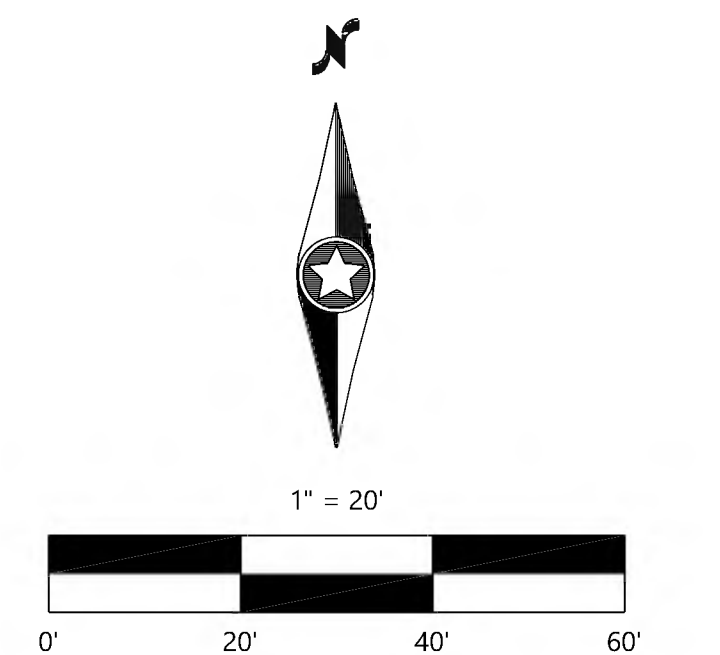


GROUNDCOVER SCHEDULE

-  3"-6" RIVER ROCK MULCH (ALL PLANTING BEDS)
 -  MESIC PRAIRIE GENERAL SEED MIX (35-241) TOTAL AREA (0.04 AC)
 -  DENOTES STORMWATER NATIVE SEED MIX (33-261) TOTAL AREA (0.04 AC)
 -  DENOTES WET MEADOW S & W SEED MIX (34-271) TOTAL AREA (0.12 AC)
- * ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.

LEGEND

-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING CONIFEROUS TREE TO REMAIN



NOT FOR CONSTRUCTION

DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: 20.0000012
 VERTICAL SCALE: 4' OR 2'

INITIAL ISSUE: 08/29/23
 REVISIONS:
 ▲ _____
 ▲ _____
 ▲ _____
 ▲ _____
 ▲ _____

PREPARED FOR:
LAKE WEST DEVELOPMENT, LLC
 14525 HIGHWAY 7, SUITE 265
 MINNETONKA, MN 55345

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MULTI-FAMILY PRELIMINARY
 FOUNDATION PLANTINGS

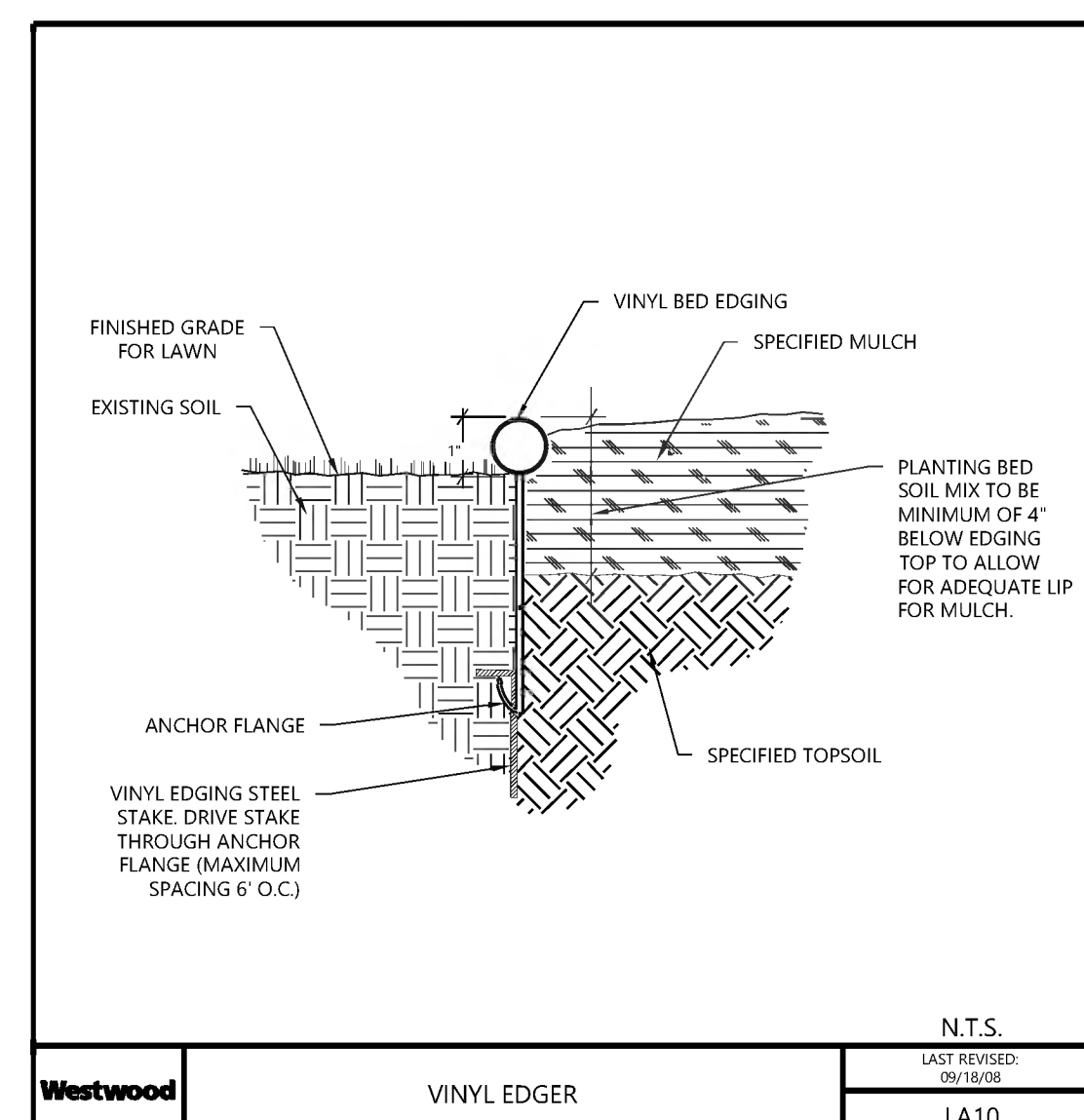
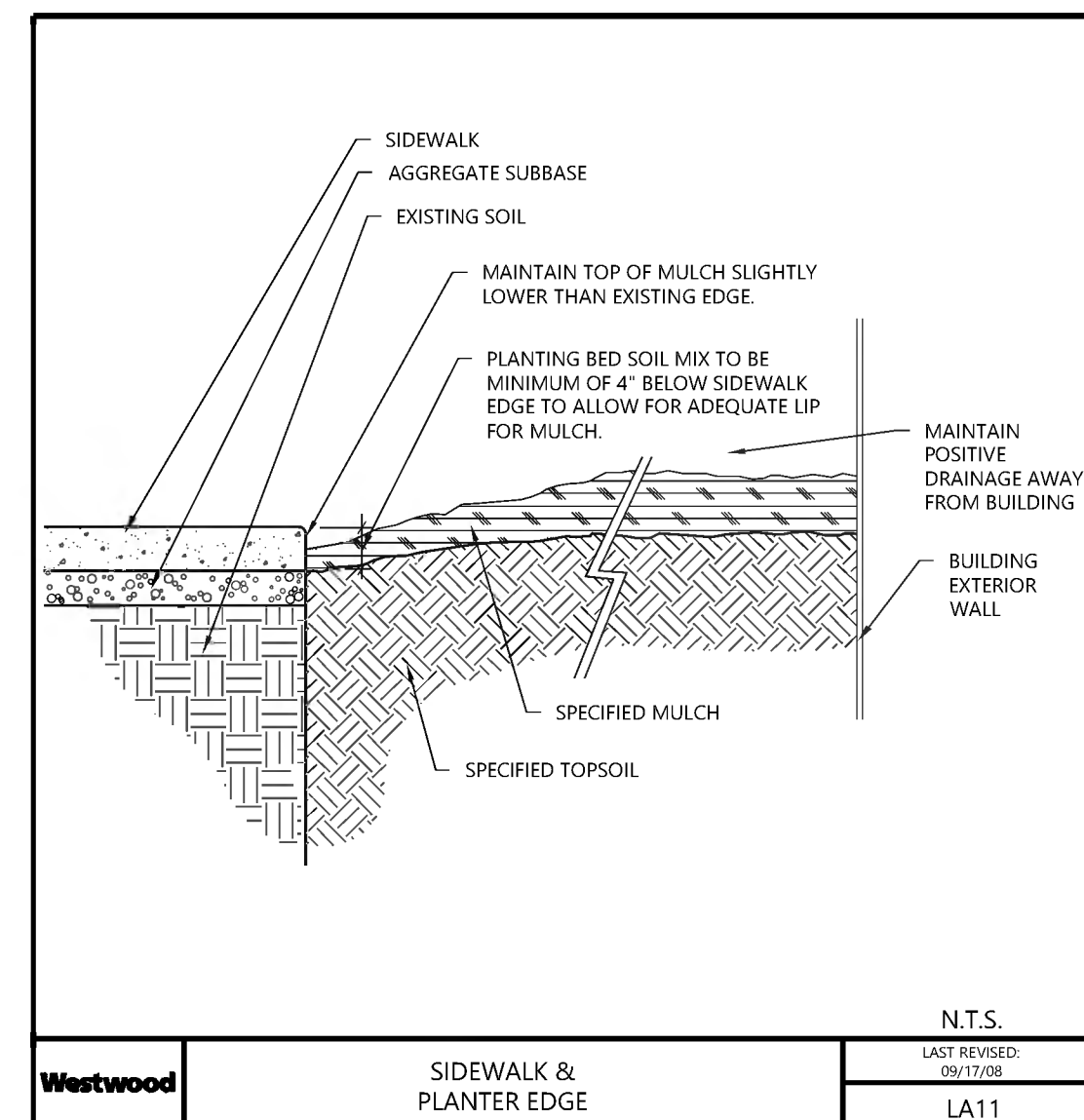
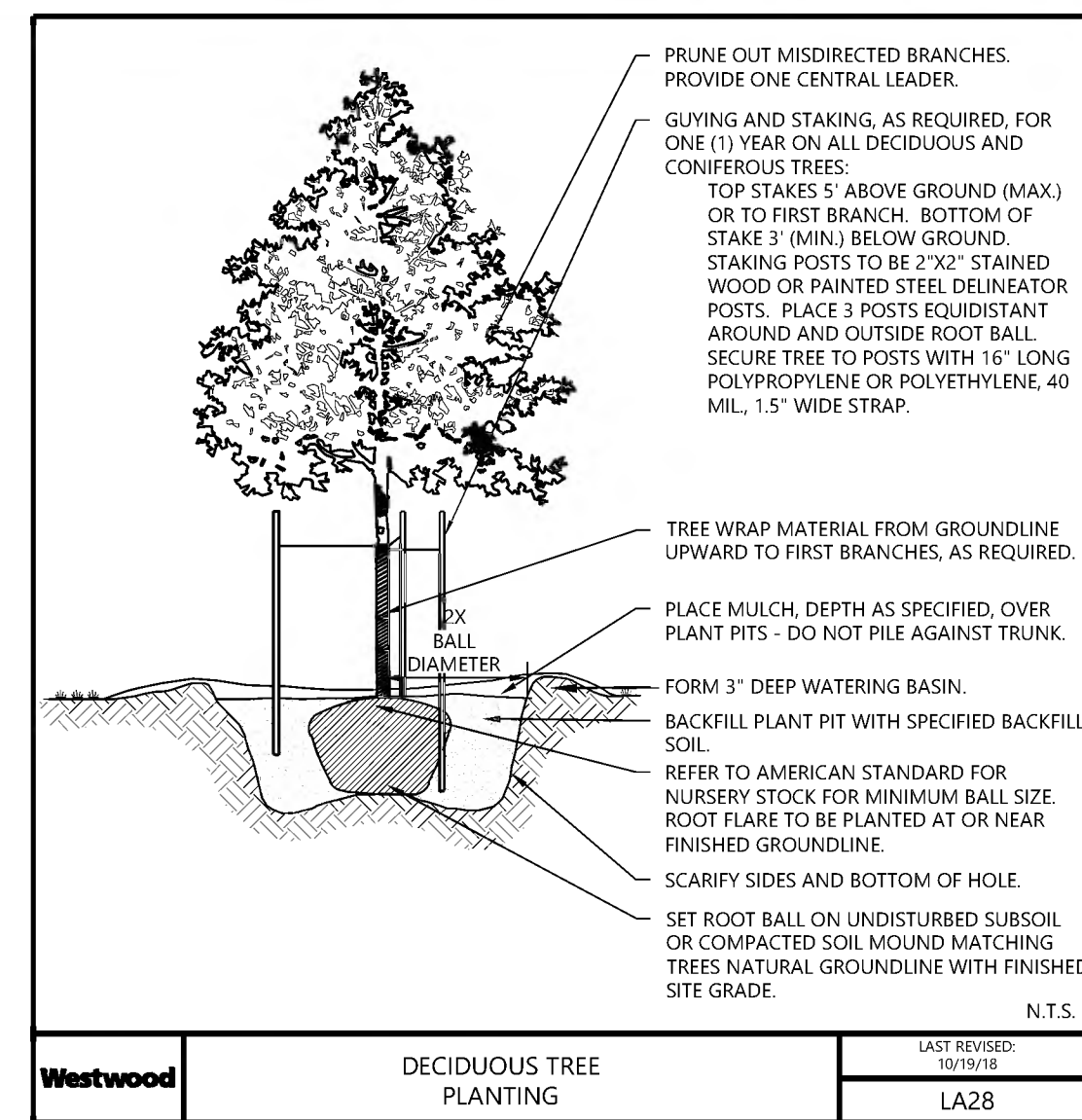
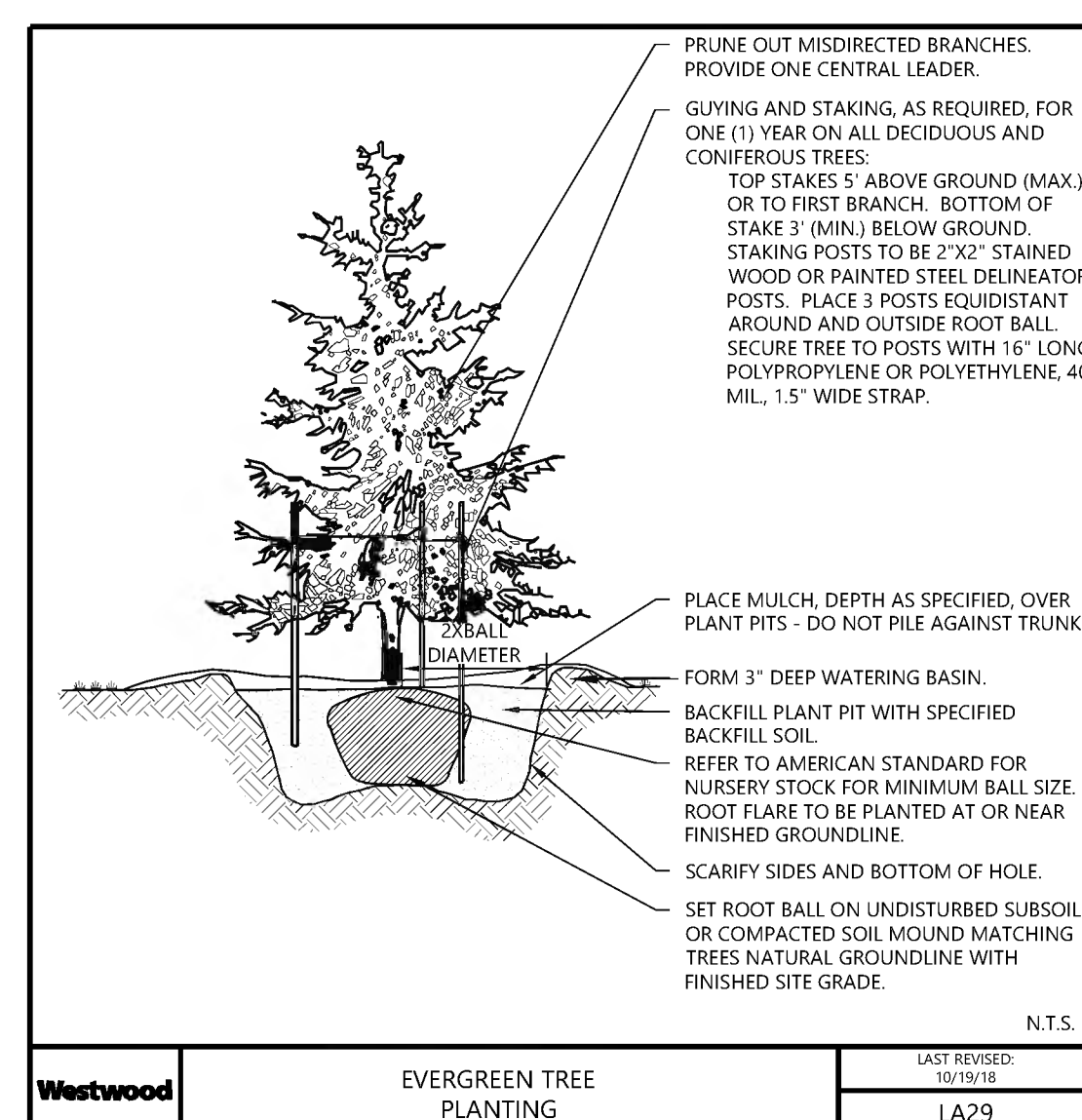
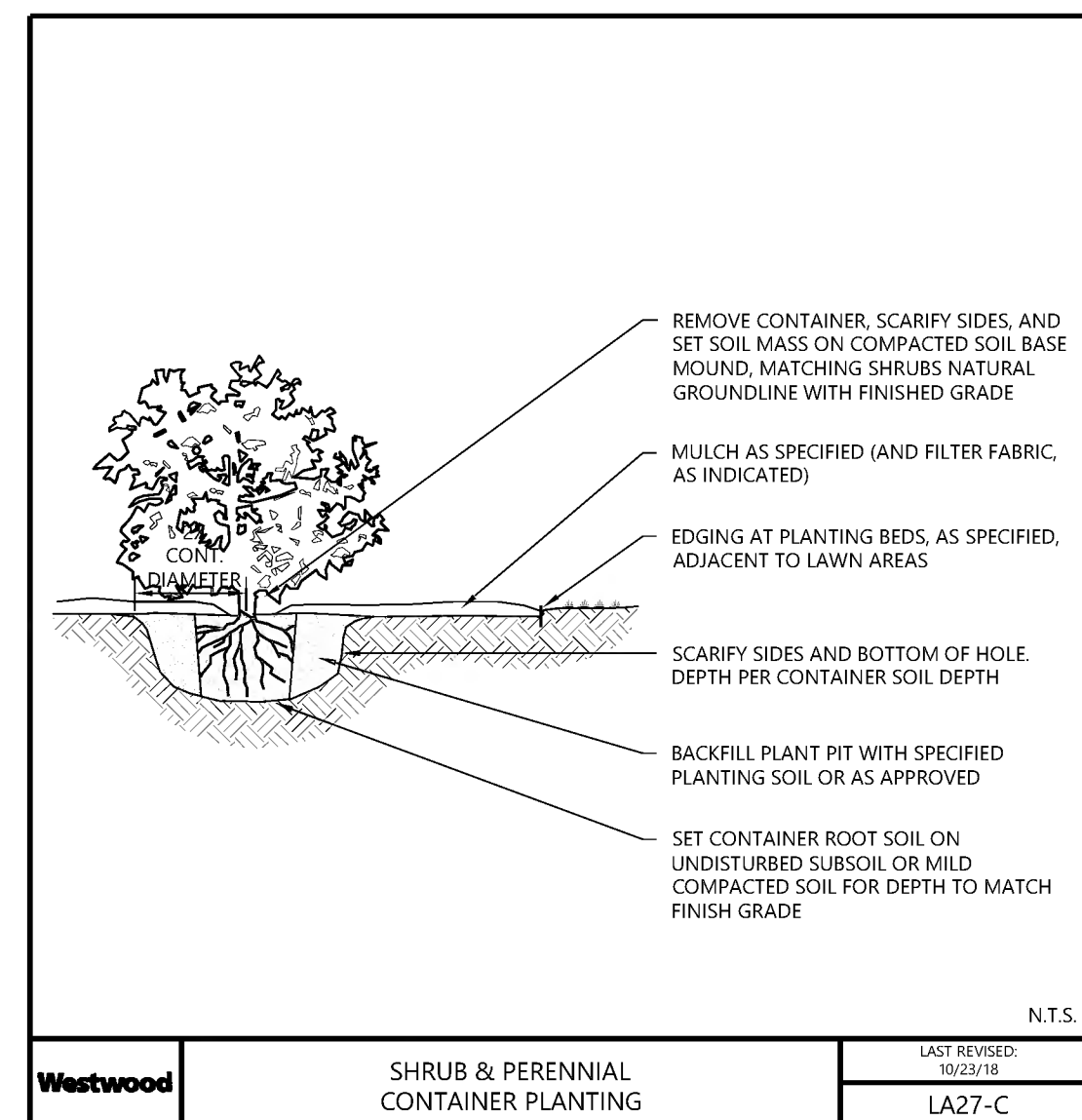
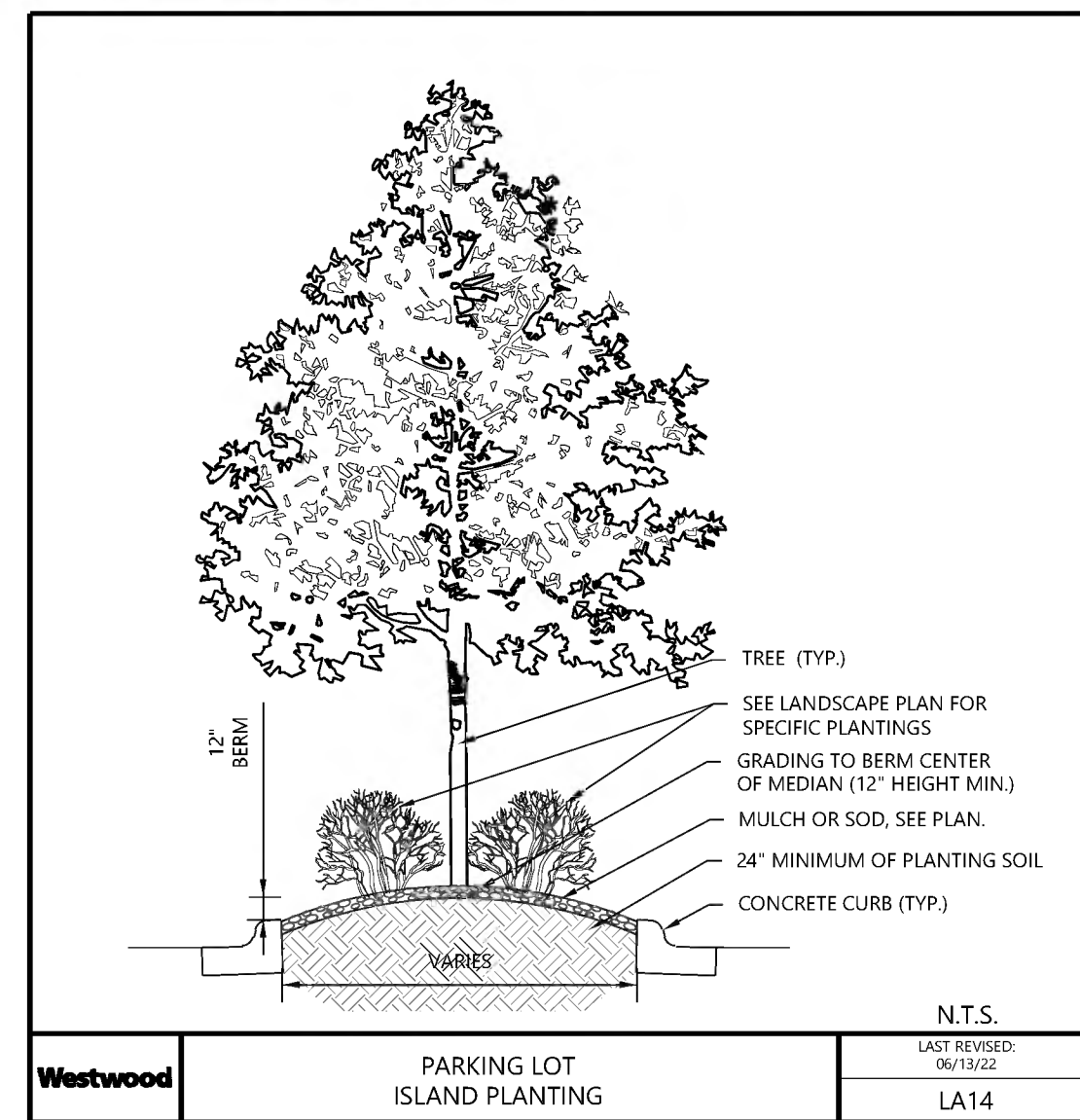
SHEET NUMBER:
15 OF **20**
 DATE: 08/29/23

PROJECT NUMBER: 0032305.00

PLANTING NOTES

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

PLANTING DETAILS



NOT FOR CONSTRUCTION

DESIGNED:	INITIAL ISSUE: 08/29/23
CHECKED:	REVISIONS:
DRAWN:	
HORIZONTAL SCALE: ###	
VERTICAL SCALE: ### OR ##	

PREPARED FOR:
LAKE WEST DEVELOPMENT, LLC
14525 HIGHWAY 7, SUITE 265
MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
NICHOLAS T. MEYER
DATE: 08/29/23 LICENSE NO. 53774

SAVILLE FLATS
MINNETONKA, MN

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Westwood Professional Services, Inc.

MULTI-FAMILY
PRELIMINARY LANDSCAPE
NOTES & DETAILS
PROJECT NUMBER: 0032305.00

SHEET NUMBER:
16 OF **20**
DATE: 08/29/23

SITE DEVELOPMENT SUMMARY

- CURRENT ZONING: **R-1**
- PROPOSED ZONING: **R-1**
- GROSS SITE AREA: **1.52 AC. / 66,068 SF.**

LOT 1
 • 0.51 AC

LOT 2
 • 0.51 AC

LOT 3 (Existing)
 • 0.50 AC

- BUILDING SETBACKS: **35' FRONT FROM LOCAL / NEIGHBORHOOD STREET R.O.W.**
30' SIDE (TOTAL SUM), MIN. 10' FOR ONE SIDE
40' REAR OR 20% OF THE DEPTH OF THE LOT, WHICHEVER IS LESS

IMPERVIOUS SURFACE: 17.6%

PERVIOUS SURFACE: **EXISTING 60,008 SF**
 IMPERVIOUS SURFACE: **PROPOSED 52,951 SF**
4,291 SF 13,348 SF

GENERAL SITE NOTES

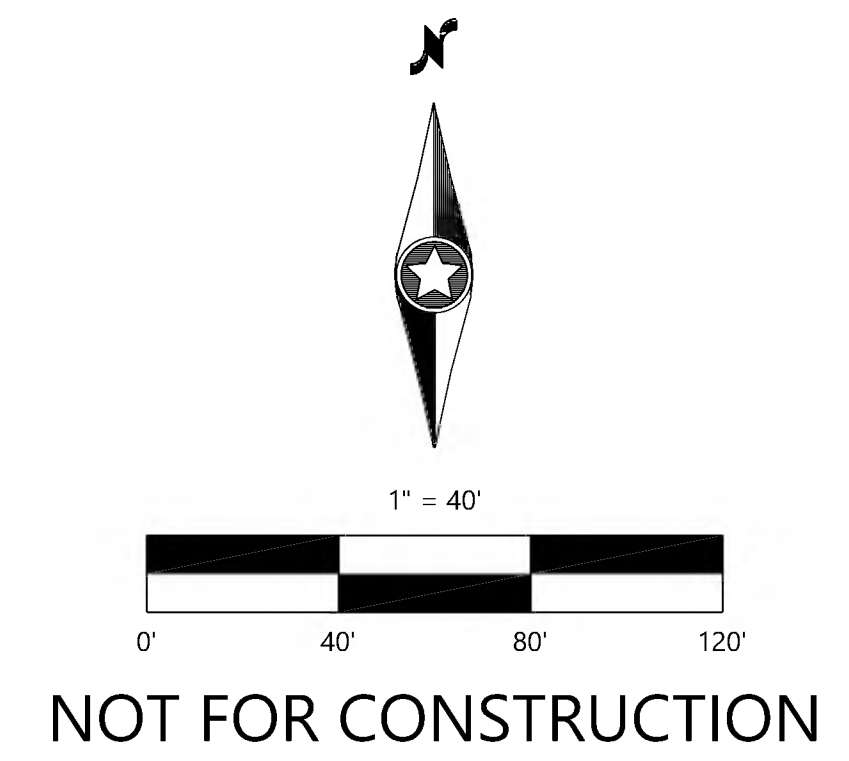
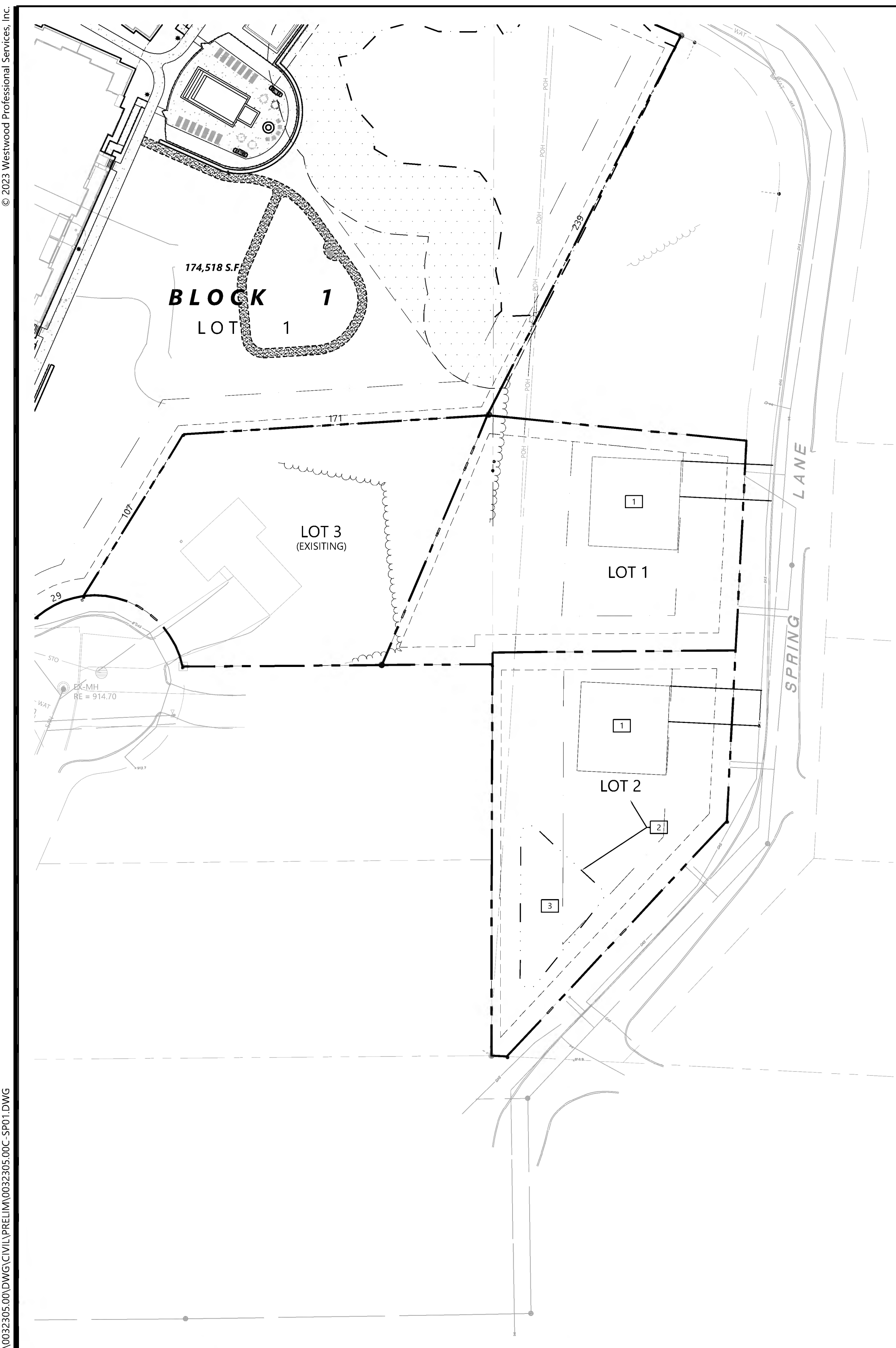
1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
3. ALL DIMENSIONS ARE TO BACK OF CURB FOR RESIDENTIAL OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
5. ALL CURB RADII SHALL BE 5.0 FEET (TO BACK OF CURB) UNLESS OTHERWISE NOTED.
6. ALL CURB AND GUTTER SHALL BE **B612** UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
8. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.

SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	COLORED CONCRETE PAVEMENT
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING (SEE LIGHTING PLANS)
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST
---	---	SNOW STORAGE AREA

1 SITE NOTES

- 1 BUILDING PAD
- 2 RETAINING WALL
- 3 INFILTRATION BASIN



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OVERALL UTILITY LEGEND

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

GENERAL UTILITY NOTES

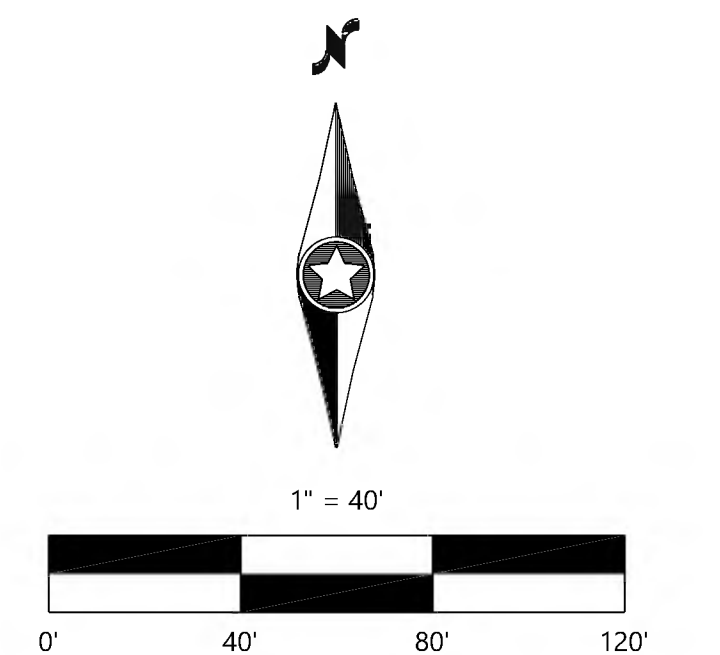
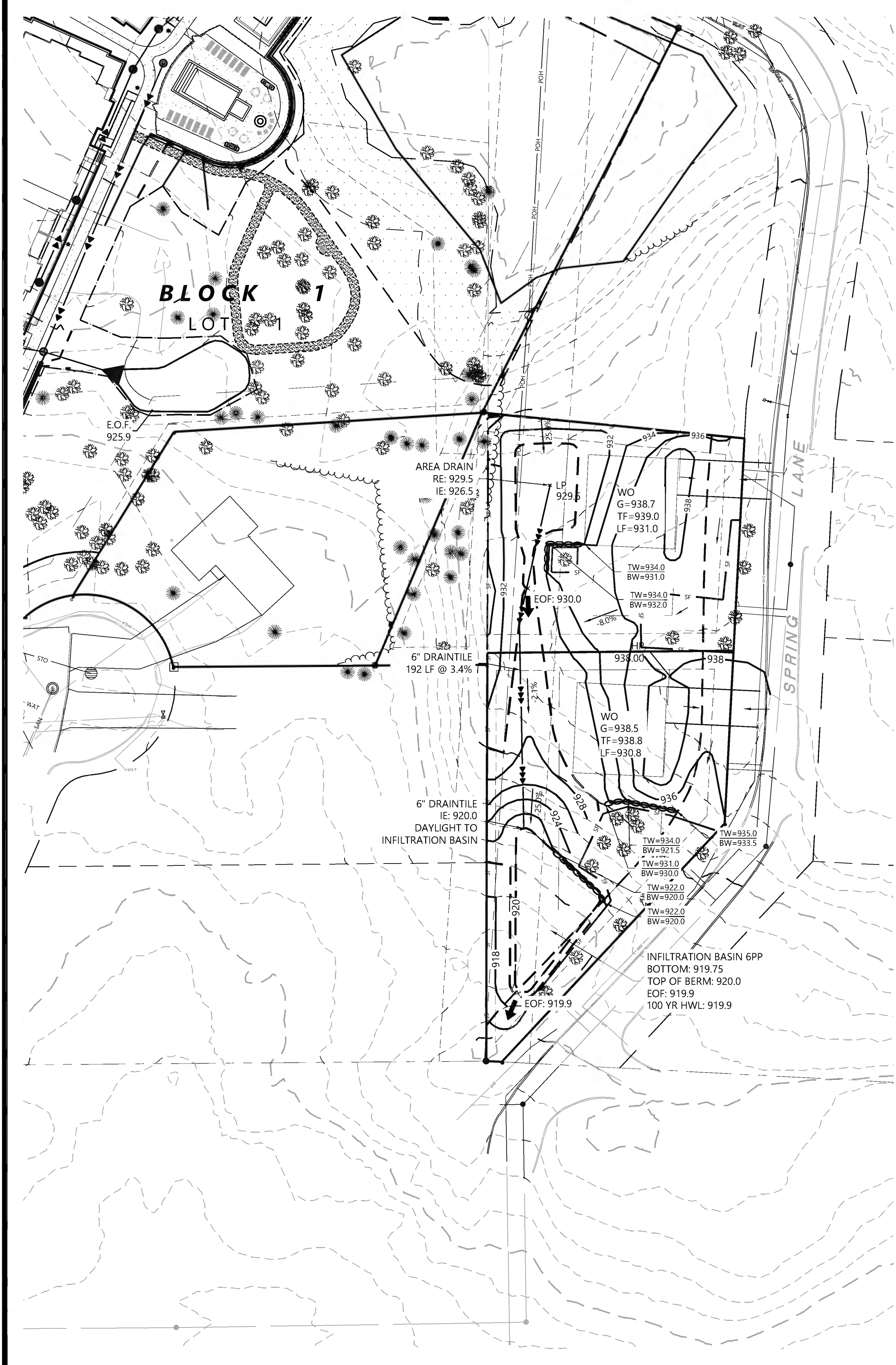
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2018 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION 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., 2020 EDITION AND SUPPLEMENTAL SPECIFICATIONS SEPTEMBER 2022. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

GRADING LEGEND

EXISTING	PROPOSED	
SB-19	SB-19	PROPERTY LINE
980	980	SOIL BORING LOCATION
982	982	INDEX CONTOUR
900.00	900.00	INTERVAL CONTOUR
	900.00	SPOT ELEVATION
	900.00	HIGH/LOW POINT
	900.00	CL-CL ELEVATION
0.00%	0.00%	FLOW DIRECTION
TW=XXX.XX BW=XXX.XX	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F. →	E.O.F. →	EMERGENCY OVERTFLOW
X.XX%	X.XX%	PROPOSED STREET PROFILE GRADE
STO	STO	STORM SEWER
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
		DO NOT DISTURB
		DND
TPF	TPF	TREE PROTECTION FENCE
SF	SF	SILT FENCE
		RETAINING WALL

GRADING & DRAINAGE NOTES

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



NOT FOR CONSTRUCTION

DESIGNED:	INITIAL ISSUE: 08/29/23
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DRAWN:	
HORIZONTAL SCALE: 3/8" = 1'-0"	
VERTICAL SCALE: 8" OR 4" = 1'-0"	

PREPARED FOR:
LAKE WEST DEVELOPMENT, LLC
 14525 HIGHWAY 7, SUITE 265
 MINNETONKA, MN 55345

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

CHRISTIAN FROEMKE
 DATE: 08/29/23 LICENSE NO. 56208

SAVILLE FLATS
 MINNETONKA, MN

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

SINGLE FAMILY GRADING,
 UTILITY, & EROSION
 CONTROL PLAN

PROJECT NUMBER: 0032305.00

SHEET NUMBER:
18 OF **20**
 DATE: 08/29/23

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SAVILLE

TREE PRESERVATION REQUIREMENTS

BASIC TREE REMOVAL AREA: CONSISTS OF THE FOLLOWING -

- A) WITHIN THE AREAS IMPROVED FOR REASONABLY-SIZED DRIVEWAYS, PARKING AREAS AND STRUCTURES WITHOUT THE FROST FOOTINGS AND WITHIN TEN FEET AROUND THOSE IMPROVEMENTS;
- B) WITHIN THE FOOTPRINTS OF, AND 20 FEET AROUND, BUILDINGS WITH FROST FOOTINGS;
- C) WITHIN THE FOOTINGS OF, AND 10 FEET AROUND, STRUCTURES WITH POST FOOTINGS SUCH AS DECKS OR PORCHES, IF THE STRUCTURE IS LOCATED AT OR OUTSIDE OF THE AREA ALLOWED BY ITEM 1)b; AND
- D) IN AREAS WHERE TREES ARE BEING REMOVED FOR ECOLOGICAL RESTORATION IN ACCORDANCE WITH A CITY-APPROVED RESTORATION PLAN.

HIGH PRIORITY TREE: A TREE THAT IS NOT IN A WOODLAND PRESERVATION AREA BUT IS STILL IMPORTANT TO THE SITE AND THE NEIGHBORHOOD CHARACTER, THAT IS STRUCTURALLY SOUND AND HEALTHY, AND THAT MEETS AT LEAST ONE OF THE FOLLOWING STANDARDS:

- A) A DECIDUOUS TREE THAT IS AT LEAST 10 INCHES DBH;
- B) A CONIFEROUS TREE THAT IS AT LEAST 15 FEET IN HEIGHT, OR
- C) A TREE THAT IS IN A GROUP OF DECIDUOUS TREES THAT ARE AT LEAST 8 INCHES DBH OR CONIFEROUS TREES THAT ARE AT LEAST 15 FEET IN HEIGHT, THAT PROVIDE A BUFFER OR SCREENING ALONG AN ADJACENT PUBLIC STREET, AND THAT ARE WITHIN 50 FEET OF AN ARTERIAL ROAD AND 35 FEET OF A MINOR COLLECTOR, LOCAL, OR PRIVATE STREET AND A TRAIL. THIS DISTANCE WILL BE MEASURED FROM THE EDGE OF THE PAVEMENT OR CURB OF THE ROAD, STREET OR TRAIL.

SIGNIFICANT TREE: A TREE THAT IS STRUCTURALLY SOUND AND HEALTHY AND THAT IS EITHER A DECIDUOUS TREE AT LEAST 4 INCHES DBH OR A CONIFEROUS TREE AT LEAST 10 FEET IN HEIGHT.

ALLOWABLE TREE REMOVAL:

- A) FOR THE CONSTRUCTION / REDEVELOPMENT OF A SINGLE-FAMILY PROPERTY OR NON-SINGLE FAMILY PROPERTY:
HIGH PRIORITY TREES: 35% OF TREES ON SITE
SIGNIFICANT TREES: 50% OF TREES ON SITE

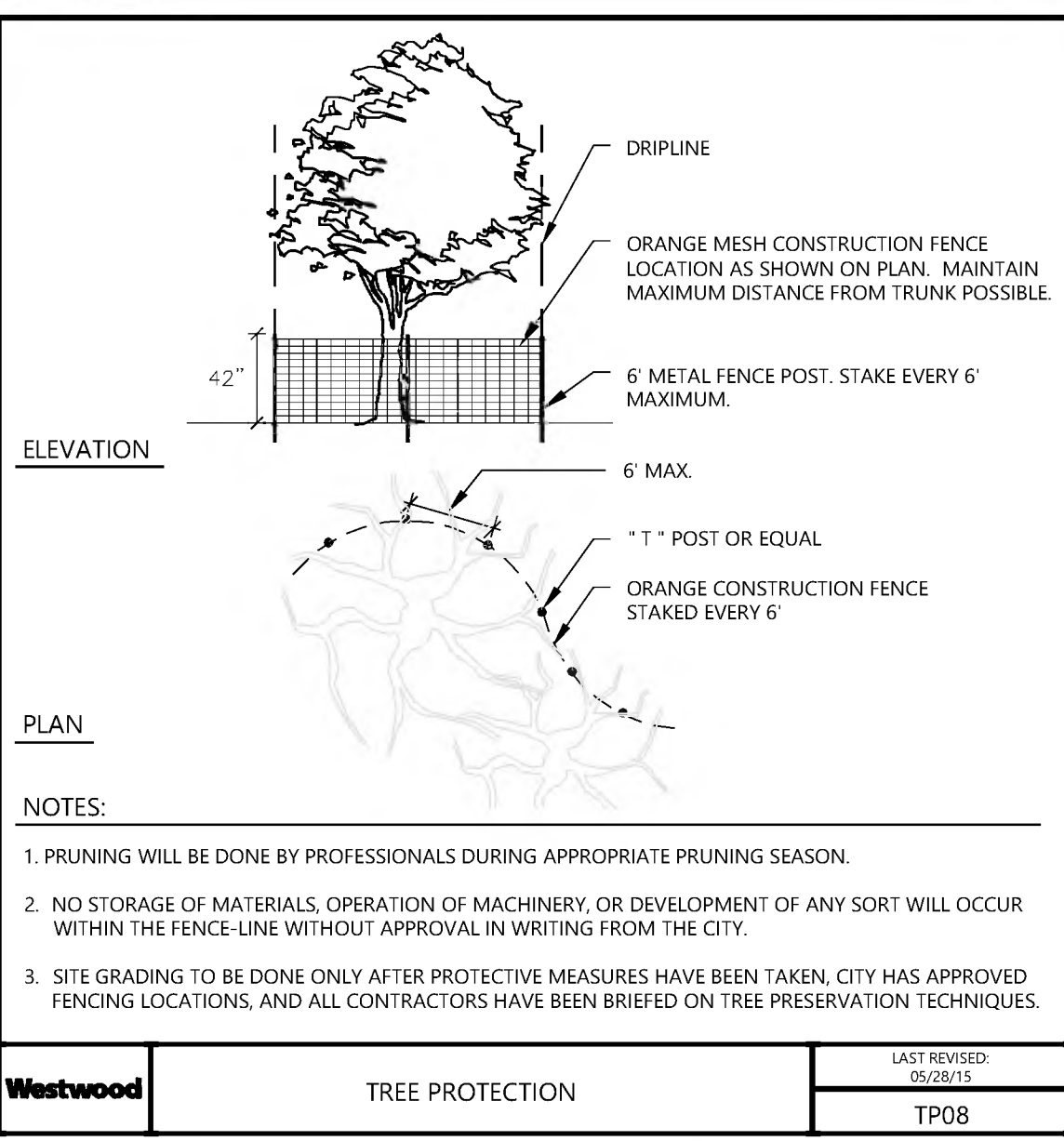
MITIGATION REQUIRED:

- A) FOR WHEN TREE REMOVAL EXCEEDS THE ALLOWABLE TREE REMOVAL, HIGH PRIORITY TREES, SIGNIFICANT TREES, AND TREES WITHIN WOODLAND PRESERVATION REMOVED OUTSIDE OF: (1) THE BASIC TREE REMOVAL AREA; AND (2) THE WIDTH OF REQUIRED EASEMENTS FOR PUBLIC AND PRIVATE STREETS AND UTILITIES.

MITIGATION RATE:

- 1) A TREE OR LARGE SHRUB THAT IS IN A WOODLAND PRESERVATION AREA OR IS A HIGH PRIORITY TREE MUST BE REPLACED AT THE RATE OF ONE INCH FOR EACH INCH IN DIAMETER OF A DECIDUOUS TREE THAT WAS REMOVED AND AT THE RATE OF ONE FOOT FOR EACH FOOT IN HEIGHT OF A CONIFEROUS TREE THAT WAS REMOVED; AND
- 2) A SIGNIFICANT TREE MUST BE REPLACED WITH ONE TWO-INCH TREE.

TREE PROTECTION DETAIL

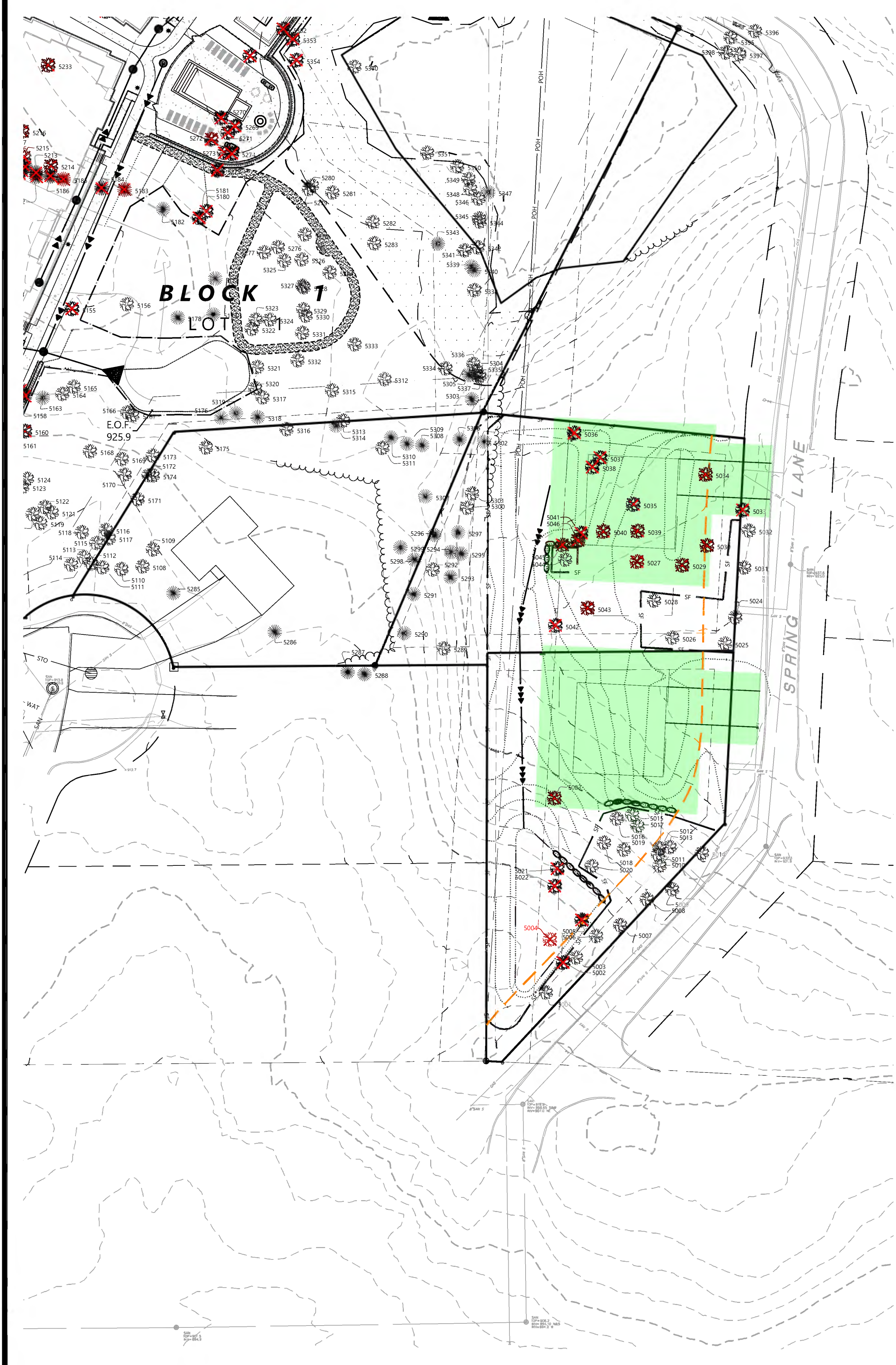
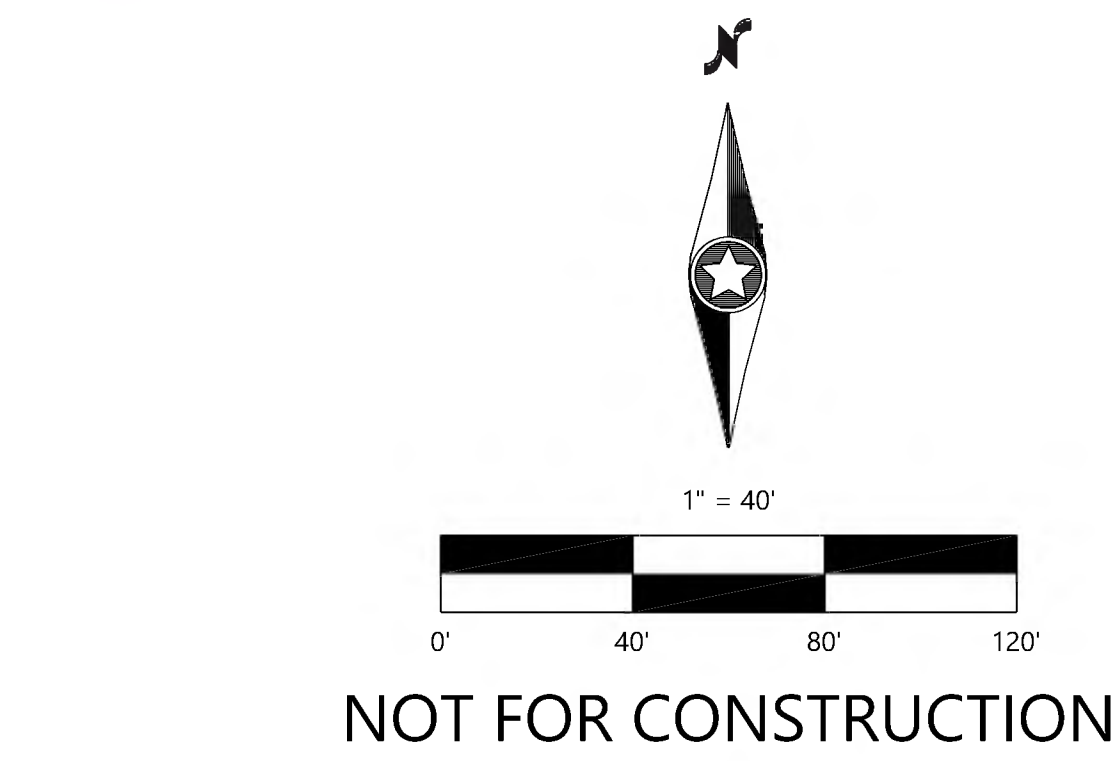


LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO BE REMOVED
- TREE PROTECTION FENCE
- BASIC TREE REMOVAL AREA
- HIGH PRIORITY TREE - BUFFER SCREENING SETBACK

TREE PRESERVATION CALCULATIONS

TREE REPLACEMENT CALCULATIONS	
TOTAL INVENTORIED TREES ON-SITE	74 TREES
TOTAL HEALTHY INVENTORIED TREES ON-SITE	15 TREES
TOTAL HEALTHY SIGNIFICANT TREES ON-SITE	1 TREES
TOTAL HEALTHY SIGNIFICANT TREES SAVED	1 TREES
TOTAL NON-EXEMPT HEALTHY SIGNIFICANT TREES REMOVED	0 TREES
ALLOWABLE TREE REMOVAL - 50%	0.5 TREES
EXCESS TREE REMOVAL	0.5 TREES
TREE MITIGATION REQUIRED - SIGNIFICANT	0 TREES
RATE: 2" / EXCESS TREE REMOVED	
TREES REMOVED OUTSIDED BTRA	0 TREES
TOTAL HEALTHY HIGH PRIORITY TREES ON-SITE	14 TREES
TOTAL HEALTHY HIGH PRIORITY TREES SAVED	11 TREES
TOTAL NON-EXEMPT HEALTHY HIGH PRIORITY TREES REMOVED	3 TREES
ALLOWABLE TREE REMOVAL - 35%	4.9 TREES
EXCESS TREE REMOVAL	-1.9 TREES
TREE MITIGATION REQUIRED - HIGH PRIORITY	0 TREES
RATE: 1" / 1" EXCESS REMOVAL	
TREES REMOVED OUTSIDE OF BTRA	0 TREES
TOTAL TREE REPLACEMENT REQUIRED	0 TREES
REPLACEMENT TREES: 2.5 CAL. IN.	



DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 3/8" = 1'-0"
VERTICAL SCALE: 8" OR 4"

INITIAL ISSUE: 08/29/23
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△
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△

PREPARED FOR:
LAKE WEST DEVELOPMENT, LLC
14525 HIGHWAY 7, SUITE 265
MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
NICHOLAS T. MEYER
DATE: 08/29/23 LICENSE NO. 53774

SAVILLE FLATS
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TollFree (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SINGLE FAMILY TREE
PRESERVATION PLAN

SHEET NUMBER:
19 OF **20**
DATE: 08/29/23

PROJECT NUMBER: 0032305.00

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TREE PRESERVATION DATA

TREE TAG	SPECIES	SIZE (DBH)	MULTI STEM	CONDITION	UNHEALTHY EXEMPT	TREE TYPE	SIGNIFICANT	HIGH PRIORITY	BASIC TREE REMOVAL AREA	STATUS
5001	Green and White Ash	14		BD 15%, 35L	EXEMPT	Deciduous	Significant	YES	NO	Saved
5002	Red Oak	21		DEAD, 25L	EXEMPT	Deciduous	Significant	YES	NO	Removed
5003	Green and White Ash	10		DEAD, 25L	EXEMPT	Deciduous	Significant	YES	NO	Saved
5004	American Elm	13		BD 30%	EXEMPT	Deciduous	Significant	YES	NO	Removed
5005	Unknown Deciduous Tree	14		BD 40%	EXEMPT	Deciduous	Significant	YES	NO	Removed
5006	Red Oak	14				Deciduous	Significant	YES	NO	Saved
5007	Unknown Deciduous Tree	24		BD 30%	EXEMPT	Deciduous	Significant	YES	NO	Saved
5008	Green and White Ash	13		BD 60%	EXEMPT	Deciduous	Significant	YES	NO	Saved
5009	Green and White Ash	9		BD 40%	EXEMPT	Deciduous	Significant	NO	NO	Offsite
5010	Green and White Ash	13		BD 50%, 45L	EXEMPT	Deciduous	Significant	YES	NO	Saved
5011	Black Cherry	8		BD 40%	EXEMPT	Deciduous	Significant	NO	NO	Saved
5012	Green and White Ash	11		BD 70%	EXEMPT	Deciduous	Significant	YES	NO	Saved
5013	Green and White Ash	9		BD 30%	EXEMPT	Deciduous	Significant	NO	NO	Saved
5014	Green and White Ash	11		BD 50%, 25L	EXEMPT	Deciduous	Significant	NO	NO	Offsite
5015	Green and White Ash	11		DEAD	EXEMPT	Deciduous	Significant	YES	NO	Saved
5016	Green and White Ash	9		DEAD	EXEMPT	Deciduous	Significant	NO	NO	Saved
5017	Red Oak	16				Deciduous	Significant	YES	NO	Saved
5018	Green and White Ash	9		BD 30%	EXEMPT	Deciduous	Significant	NO	NO	Saved
5019	Bur Oak	28		BD 50%	EXEMPT	Deciduous	Significant	YES	NO	Saved
5020	Black Cherry	8		BD 25%, 25L	EXEMPT	Deciduous	Significant	NO	NO	Saved
5021	Red Oak	19		BD 40%	EXEMPT	Deciduous	Significant	YES	NO	Removed
5022	Bur Oak	20		BD 70%	EXEMPT	Deciduous	Significant	YES	NO	Removed
5023	Bur Oak	8		BD 30%	EXEMPT	Deciduous	Significant	NO	YES	Removed
5024	Green and White Ash	11		BD 25%	EXEMPT	Deciduous	Significant	YES	NO	Saved
5025	Green and White Ash	10				Deciduous	Significant	YES	NO	Saved
5026	American Elm	10	x	BD 20%		Deciduous	Significant	YES	NO	Saved
5027	Red Oak	25		BD 50%, 25L	EXEMPT	Deciduous	Significant	YES	YES	Removed
5028	Green and White Ash	8		BD 30%	EXEMPT	Deciduous	Significant	NO	NO	Saved
5029	Green and White Ash	8		BD 50%, 25L	EXEMPT	Deciduous	Significant	NO	YES	Removed
5030	Red Oak	20		BD 30%, 45L	EXEMPT	Deciduous	Significant	YES	YES	Removed
5031	Green and White Ash	9		BD 90%	EXEMPT	Deciduous	Significant			Offsite
5032	Bur Oak	22		BD 15%, 45L		Deciduous	Significant			Offsite
5033	Bur Oak	14				Deciduous	Significant			Offsite
5034	Bur Oak	24		BD 35%, 45L	EXEMPT	Deciduous	Significant	YES	YES	Removed
5035	Bur Oak	60		BD 25%	EXEMPT	Deciduous	Significant	YES	YES	Removed
5036	Red Oak	13		BD 10%, 25L		Deciduous	Significant	YES	YES	Saved
5037	Green and White Ash	11		BD 30%	EXEMPT	Deciduous	Significant	YES	YES	Removed
5038	Red Oak	20		BD 25%	EXEMPT	Deciduous	Significant	YES	YES	Removed
5039	Green and White Ash	8		BD 15%, 45L	EXEMPT	Deciduous	Significant	NO	YES	Removed
5040	Red Oak	11				Deciduous	Significant	YES	YES	Removed
5041	Red Oak	29		BD 15%		Deciduous	Significant	YES	YES	Removed
5042	Black Cherry	8		BD 30%	EXEMPT	Deciduous	Significant	NO	NO	Removed
5043	Red Oak	8		BD 50%	EXEMPT	Deciduous	Significant	NO	NO	Removed
5044	Red Oak	16		BD 20%		Deciduous	Significant	YES	YES	Saved
5045	Red Oak	8		BD 25%	EXEMPT	Deciduous	Significant	NO	YES	Removed
5046	Green and White Ash	11		BD 10%, 25L		Deciduous	Significant	YES	YES	Removed
5108	Boxeleader	12		BD, 65L	EXEMPT	Deciduous	Significant	YES	NO	Saved
5109	Boxeleader	10				Deciduous	Significant	YES	NO	Saved
5110	Boxeleader	14		BD 15%, 65L	EXEMPT	Deciduous	Significant	YES	NO	Saved
5111	Boxeleader	8		BD, 55L	EXEMPT	Deciduous	Significant	NO	NO	Saved
5112	Boxeleader	16		BD, 45L	EXEMPT	Deciduous	Significant			Offsite
5113	Boxeleader	8		BD, 25L		Deciduous	Significant			Offsite
5114	Boxeleader	14		BD, 75L	EXEMPT	Deciduous	Significant			Offsite
5115	Boxeleader	9		BD, 25L		Deciduous	Significant			Offsite
5116	Boxeleader	11		BD 20%		Deciduous	Significant			Offsite
5117	Boxeleader	10		BD, 25L		Deciduous	Significant	YES	NO	Saved
5171	Boxeleader	16		BD, 30L	EXEMPT	Deciduous	Significant	YES	NO	Saved
5172	Boxeleader	8		BD, 45L	EXEMPT	Deciduous	Significant	NO	NO	Saved
5173	Boxeleader	12		BD 10%, 45L	EXEMPT	Deciduous	Significant	YES	NO	Offsite
5174	Boxeleader	10		BD, 45L	EXEMPT	Deciduous	Significant	YES	NO	Saved
5175	Boxeleader	19				Deciduous	Significant	YES	NO	Saved
5285	Eastern Red Cedar	6	x			Coniferous	Significant	NO	NO	Saved
5286	Colorado Spruce	14				Coniferous	Significant	YES	NO	Saved
5287	Colorado Spruce	9				Coniferous	Significant			Offsite
5288	Colorado Spruce	9				Coniferous	Significant			Offsite
5289	Siberian Elm	19	x	BD 15%	EXEMPT-INV.	Deciduous	Significant	YES	NO	Saved
5290	Colorado Spruce	9		BD 30%	EXEMPT	Coniferous	Significant	YES	NO	Saved
5291	Colorado Spruce	12		DEAD	EXEMPT	Coniferous	Significant	YES	NO	Saved
5292	Siberian Elm	8		BD 50%	EXEMPT-INV.	Deciduous	Significant	NO	NO	Saved
5293	Colorado Spruce	7		DEAD	EXEMPT	Coniferous	Significant	NO	NO	Saved
5294	Colorado Spruce	4		DEAD	EXEMPT	Coniferous	NA-Size	NO	NO	Saved
5295	Eastern Red Cedar	8		DEAD	EXEMPT	Coniferous	Significant	YES	NO	Saved
5296	Colorado Spruce	9		DEAD	EXEMPT	Coniferous	Significant	YES	NO	Saved
5297	Eastern Red Cedar	7		DEAD	EXEMPT	Coniferous	Significant	YES	NO	Saved
5298	Colorado Spruce	6		DEAD	EXEMPT	Coniferous	Significant	NO	NO	Saved
5299	Red (Norway) Pine	13		BD 30%, Damaged Bark	EXEMPT	Coniferous	Significant	YES	NO	Saved
5300	Red Oak	13		BD 30%, 25L	EXEMPT	Deciduous	Significant	NO	NO	Saved
5301	Red Oak	10		BD 50%	EXEMPT	Deciduous	Significant	NO	NO	Saved
5302	White Pine	19		BD 10%		Coniferous	Significant	YES	NO	Saved
5303	White Pine	12		BD 10%		Coniferous	Significant			Offsite
5304	Red Oak	22		BD 30%	EXEMPT	Deciduous	Significant			Offsite
5305	White Pine	5		BD 5%		Coniferous	NA-Size			Offsite
5306	White Pine	22		DEAD	EXEMPT	Coniferous	Significant	YES	NO	Saved
5307	Red (Norway) Pine	12		DEAD	EXEMPT	Coniferous	Significant	YES	NO	Saved
5308	Eastern Red Cedar	5		DEAD	EXEMPT	Coniferous	NA-Size	NO	NO	Saved
5309	Eastern Red Cedar	8		DEAD	EXEMPT	Coniferous	Significant	NO	NO	Saved
5310	Colorado Spruce	9		DEAD	EXEMPT	Coniferous	Significant	NO	NO	Saved
5311	Green and White Ash	15		DEAD	EXEMPT	Deciduous	Significant	YES	NO	Saved
5312	Siberian Elm	11		BD 30%	EXEMPT-INV.	Deciduous	Significant			Offsite
5313	Fruit Tree	8		BD, 25L		Deciduous	Significant			Offsite
5314	Eastern Red Cedar	6		BD 60%	EXEMPT	Coniferous	Significant	NO	NO	Saved
5315	Green and White Ash	8				Deciduous	Significant			Offsite
5316	Black Cherry	11		BD 15%, 25L	EXEMPT	Deciduous	Significant	YES	NO	Saved

NOTES:
 * Tree Survey performed Spring 2021 based on City Code
 * Suggested removal for existing tree and site conditions. Subject to change upon proposed site alterations.
 Conifer DBH to Height Multiplier: 2.4

MINNETONKA CITY CODE
 High Priority Trees
 Deciduous Trees +10" DBH
 Coniferous Trees 15' height

Significant Trees (must be healthy to qualify)
 Deciduous Trees 4" - 9" DBH
 Coniferous Trees 10' height

LEGEND
 BD: Biological Damage
 PD: Physical Damage
 X: Multi-trunk
 SR-E: Suggested Removal - Exempt
 #L: Degree of Tree Trunk Lean

SUGGESTED UNHEALTHY
 30% or more missing crown, 30% dead branches, 30 degree lean or more should be
 *If multiple issues present, removal is suggested (even if under specified threshold)

Existing tree tag references 2013 tree survey (by others), refer to that tree tag number if present

NOT FOR CONSTRUCTION

DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: *****
 VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 08/29/23
 REVISIONS:
 1. _____
 2. _____
 3. _____
 4. _____

PREPARED FOR:
LAKE WEST DEVELOPMENT, LLC
 14525 HIGHWAY 7, SUITE 265
 MINNETONKA, MN 55345

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

NICHOLAS T. MEYER
 DATE: 08/29/23 LICENSE NO. 53774

SAVILLE FLATS
 MINNETONKA, MN



SHEET NUMBER:
20 OF **20**

SINGLE FAMILY TREE PRESERVATION DATA

PROJECT NUMBER: 0032305.00 DATE: 08/29/23