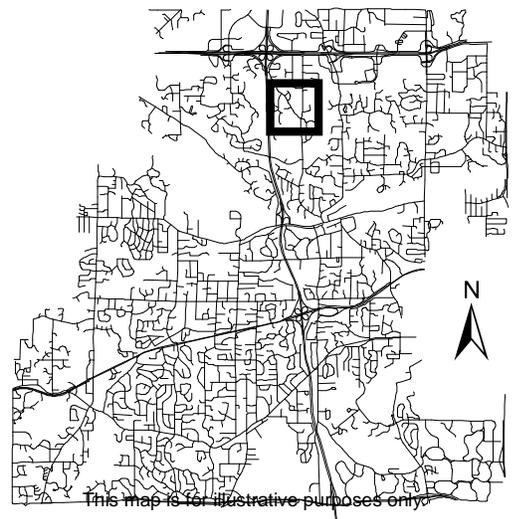




Location Map

Project: Oberg Estates
Address: 2203 Oakland Road



This map is for illustrative purposes only.



SATHRE-BERGQUIST, INC.

14000 25TH AVENUE NORTH, PLYMOUTH, MN, 55447

TEL:(952)476-6000

WEB:WWW.SATHRE.COM

Date: November 15, 2023

Re: 2203 Oakland Road, Minnetonka, MN 55305

Oberg Estate – Owner

Kathryn Moothedan – Owner Representative

Sathre – Bergquist – Charlie Wiemerslage – Engineering & Surveying

Summary

We are pleased to submit preliminary plat for the development of the property at 2203 Oakland Road into two (2) single family homesites. The site is currently zoned R-1 and this proposal would maintain the R-1 zoning with no requested variances. Effort to minimize tree impacts has been given to the layout of the lots and required stormwater facilities.

Property

Size – 2.52 Acres

Net – 1.76 Acres (gross area minus wetlands)

Zoning – R-1

History

The property is owned by the Oberg Estate and is currently a single family home site. Richard Oberg had lived here for many years recently passed away and the family is now looking at their options for what to do with the property.

Variances

No variances are being requested for this development.

Preliminary Plat Facts

	R1	Lot 1	Lot 2
Lot Area (sf)	22,000	73,030	28,070
Buildable Area	3,500	33,507	24,463
Lot Width	110'	247'	110'
Lot depth	125'	237'	234'
Front	50'	50'	50'
Side	30' Total - 10' min	10' / 20'	10' / 20'
Rear Yard	40' or 20% of lot depth - 25' min	40'	40'
Corner lot	25'	N/A	N/A

Site Features

This site features two (2) wetlands, around 290 trees and areas of steep slopes. The proposed development would strive to maintain the feel of the current condition. No wetland impact wetlands are proposed & grading within steep slopes is being avoided. There would be approximately 42 trees removed depending on final house placement (22 High priority & 20 significant). Based on tree count the allowable removal is 101 trees (35 High Priority & 66 significant).

The site will be graded one phase to provide continuity between the lots, minimize the conflicts with individual custom grading and help to maximize tree preservation.

Lot 1 is proposed to reuse the location of the existing driveway, Lot 2 shall require a new access to Oakland Road.

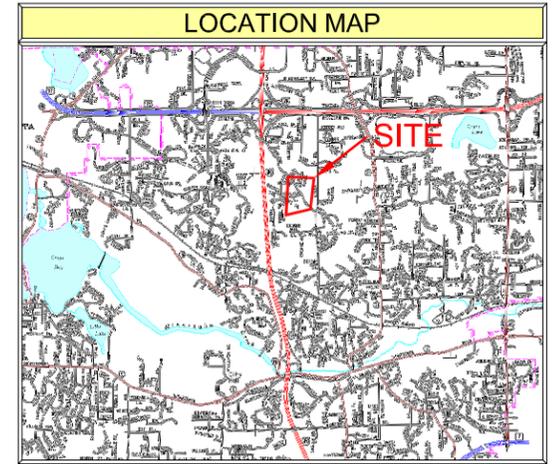
There are two existing services extended to the site. These services shall be verified and reused based on condition.

Stormwater

Volume control for the two lot split is being provided via two infiltration basins on each lot. These basins provide abstraction for 1.1" of volume over impervious area. However, we would like to request leeway to modify these based on the final proposed home construction on each lot. Current design allows for 5,800sf of impervious per lot. Should a smaller impervious footprint be constructed the basins could be modified.

Conclusion

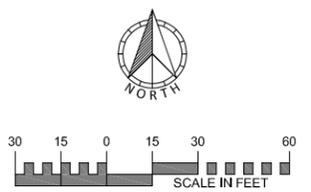
The surrounding neighborhood lots are R-1 lots, most are on the smaller side, closer to the 22,000sf minimum. As such, the proposed two-lot split for this site would fit into the surrounding area without altering the existing character of the neighborhood. Thank you for your review. We think this proposal has addressed the city concerns and most of the neighborhood concerns and look forward to discussing plans with you.



Notes:
 Lots: 2 Single Family Lots
 Front Yard Setback: 50'
 Side Yard Setback: 10'/10', 20' Total
 Side Yard Setback Corner Lot: 15'
 Rear Yard Setback: 40'

50' Setback from Oakland Road Right of Way

SHEET INDEX TABLE	
SHEET	Description
SP	Site Plan
1-3	Certificate of Survey
PP	Preliminary Plat
UP	Preliminary Utility Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan
TS	Tree Survey



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

DRAWING NAME	NO.	BY	DATE	REVISION
2203 OAKLAND	1			
DRAWN				
CAW				
CHECKED				
CAW				
DATE				
10/19/23				

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

Charles A. Wiemerslage
 CHARLES A. WIEMERSLAGE, P.E.
 Date: 10/19/23 Lic. No. 49180

SATHRE-BERGQUIST, INC.
 14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

CITY PROJECT NO.

 MINNETONKA,
 MINNESOTA

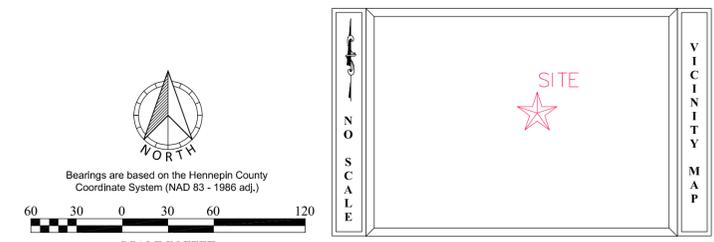
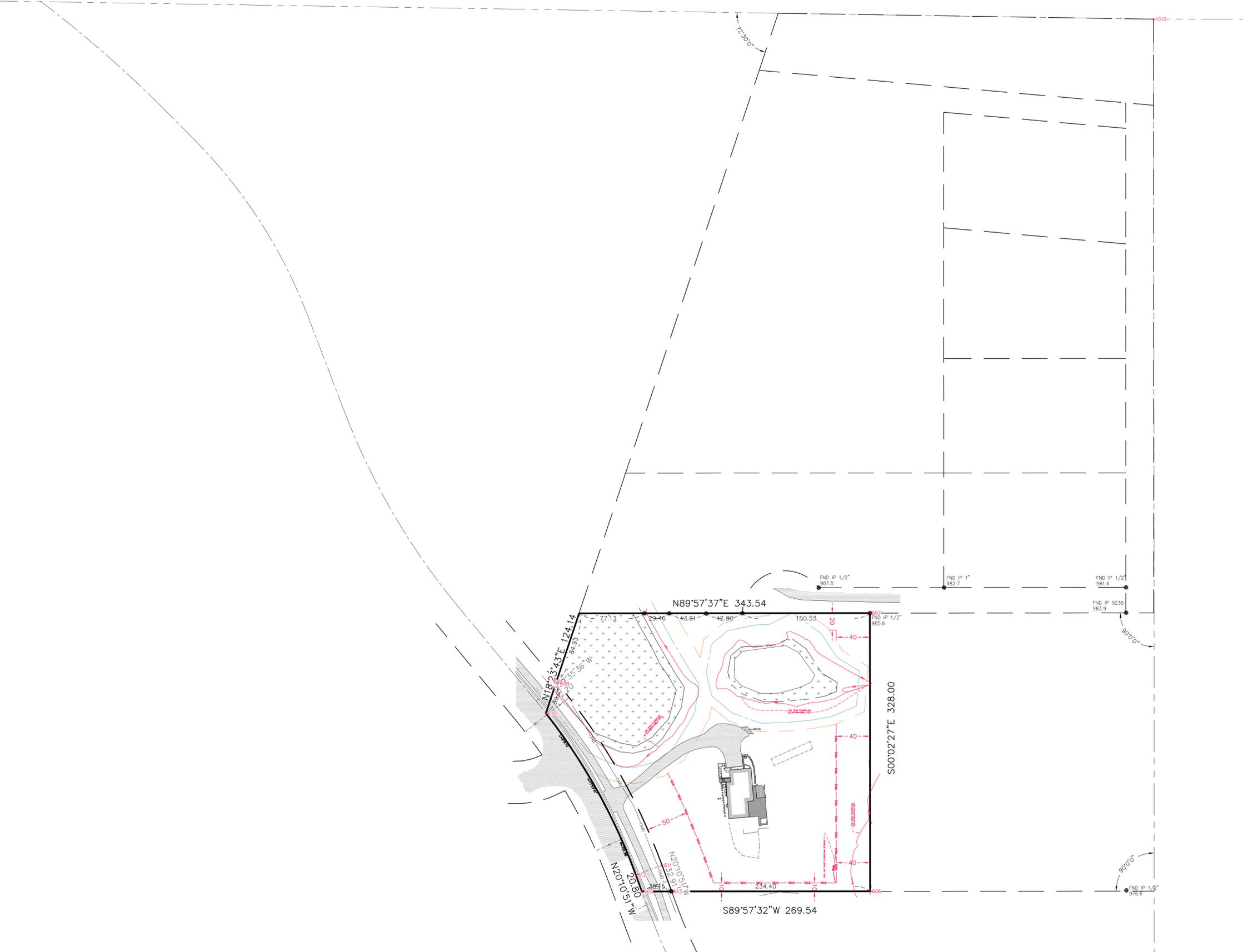
SITE PLAN
OBERG ESTATES
GEORGE MOOTHEDAN

FILE NO.
 60280-001
 SP
 SP

DESCRIPTION OF PROPERTY SURVEYED

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HENNEPIN, STATE OF MINNESOTA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 117, RANGE 22, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF THE EAST 1/2 OF SAID NORTHWEST 1/4 DISTANT 1028 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, THENCE NORTH ALONG SAID EAST LINE 328 FEET; THENCE AT A RIGHT ANGLE WEST 682.2 FEET TO AN INTERSECTION WITH A LINE DRAWN SOUTHWESTERLY FROM A POINT IN THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, DISTANT 880 FEET EAST OF THE NORTHWEST CORNER, SAID LINE SO DRAWN DEFLECTS 72 DEGREES 30 MINUTES (FROM WEST TO SOUTH) FROM THE NORTH LINE OF SAID SECTION; THENCE SOUTHWESTERLY ALONG AN EXTENSION OF SAID LINE SO DRAWN TO THE CENTERLINE OF OAKLAND ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH A LINE DRAWN WEST FROM THE POINT OF BEGINNING AND AT RIGHT ANGLES TO THE EAST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE EAST ALONG LAST SAID RIGHT ANGLE TO THE POINT OF BEGINNING; EXCEPT THE EAST 335.6 FEET THEREOF, SUBJECT TO RIGHTS OF PUBLIC PORTIONS TAKEN FOR PUBLIC ROAD.



<ul style="list-style-type: none"> ⊙ CAST IRON MONUMENT ○ IRON PIPE MONUMENT SET ● IRON PIPE MONUMENT FOUND ⊗ DRILL HOLE FOUND ⊗ CHISELED "X" MONUMENT SET ⊗ CHISELED "X" MONUMENT FOUND ⊗ REBAR MONUMENT FOUND △ PK NAIL MONUMENT SET ▲ PK NAIL MONUMENT FOUND ○ PK NAIL W/ ALUMINUM DISC △ SURVEY CONTROL POINT ⊞ A/C UNIT ⊞ CABLE TV PEDESTAL ⊞ ELECTRIC TRANSFORMER ⊞ ELECTRIC MANHOLE ⊞ ELECTRIC METER ⊞ ELECTRIC OUTLET ⊞ YARD LIGHT ⊞ LIGHT POLE ⊞ FIBER OPTIC MANHOLE ⊞ FIRE DEPT. HOOK UP ⊞ FLAG POLE ⊞ FUEL PUMP ⊞ FUEL TANK ⊞ PROPANE TANK ⊞ GAS METER ⊞ GAS VALVE ⊞ GAS MANHOLE ⊞ GENERATOR ⊞ GUARD POST ⊞ HAND HOLE ⊞ MAIL BOX 	<ul style="list-style-type: none"> ⊞ PIEZOMETER ⊞ POWER POLE ⊞ GUY WIRE ⊞ ROOF DRAIN ⊞ LIFT STATION ⊞ SANITARY MANHOLE ⊞ SANITARY CLEANOUT ⊞ STORM MANHOLE ⊞ STORM DRAIN ⊞ CATCH BASIN ⊞ FLARED END SECTION ⊞ TREE CONIFEROUS ⊞ TREE DECIDUOUS ⊞ TREE CONIFEROUS REMOVED ⊞ TREE DECIDUOUS REMOVED ⊞ TELEPHONE MANHOLE ⊞ TELEPHONE PEDESTAL ⊞ UTILITY MANHOLE ⊞ UTILITY PEDESTAL ⊞ UTILITY VAULT ⊞ WATERMAIN MANHOLE ⊞ WATER METER ⊞ WATER SPIGOT ⊞ WELL ⊞ MONITORING WELL ⊞ CURB STOP ⊞ GATE VALVE ⊞ HYDRANT ⊞ IRRIGATION VALVE ⊞ POST INDICATOR VALVE ⊞ SIGN ⊞ SOIL BORING 	<ul style="list-style-type: none"> WOE WALKOUT ELEVATION FFE FIRST FLOOR ELEVATION GFE GARAGE FLOOR ELEVATION TOF TOP OF FOUNDATION ELEV. LOE LOWEST OPENING ELEV. CONCRETE BITUMINOUS BUILDING SETBACK LINE CABLE TV CONCRETE CURB CONTOUR EXISTING CONTOUR PROPOSED GUARD RAIL DRAIN TILE ELECTRIC UNDERGROUND FENCE FIBER OPTIC UNDERGROUND GAS UNDERGROUND OVERHEAD UTILITY TREE LINE SANITARY SEWER STORM SEWER TELEPHONE UNDERGROUND RETAINING WALL UTILITY UNDERGROUND WATERMAIN TRAFFIC SIGNAL RAILROAD TRACKS RAILROAD SIGNAL RAILROAD SWITCH SATELLITE DISH WETLAND BUFFER SIGN
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FIELD CREW	NO.	BY	DATE	REVISION
DM, ABE				
DRAWN				
JRS				
CHECKED				
DLS				
DATE				
6/2/2023				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 12th day of June, 2023.

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

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

TWP:117-RGE,22-SEC.10
 Hennepin County
MINNETONKA, MINNESOTA

CERTIFICATE OF SURVEY
 PREPARED FOR:
GEORGE MOOTHEDAN

FILE NO.
 60280-001
1
3

HAMMER ESTATES

DESCRIPTION OF PROPERTY SURVEYED

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HENNEPIN, STATE OF MINNESOTA, AND IS DESCRIBED AS FOLLOWS:
 THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 117, RANGE 22, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF THE EAST 1/2 OF SAID NORTHWEST 1/4 DISTANT 1028 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID EAST LINE 328 FEET, THENCE AT A RIGHT ANGLE WEST 682.2 FEET TO AN INTERSECTION WITH A LINE DRAWN SOUTHWESTERLY FROM A POINT IN THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, DISTANT 880 FEET EAST OF THE NORTHWEST CORNER, SAID LINE SO DRAWN DEFLECTS 72 DEGREES 30 MINUTES (FROM WEST TO SOUTH) FROM THE NORTH LINE OF SAID SECTION; THENCE SOUTHWESTERLY ALONG AN EXTENSION OF SAID LINE SO DRAWN TO THE CENTERLINE OF OAKLAND ROAD, THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH A LINE DRAWN WEST FROM THE POINT OF BEGINNING AND AT RIGHT ANGLES TO THE EAST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE EAST ALONG SAID RIGHT ANGLE TO THE POINT OF BEGINNING, EXCEPT THE EAST 355.6 FEET THEREOF, SUBJECT TO RIGHTS OF PUBLIC PORTIONS TAKEN FOR PUBLIC ROAD.

STANDARD NOTES

- Site Address:** 2203 Oakland Road, Minnetonka, MN, 55305
- Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0329F, with an effective date of 11/04/2016.
- Parcel Area Information:**
 - Gross Area: 109,746 s.f. ~ 2.52 acres
 - R/W Area: 8,646 s.f. ~ 0.20 acres
 - Wet Area: 24,353 s.f. ~ 0.56 acres
 - Net Area: 76,747 s.f. ~ 1.76 acres.

*We do not affirmatively insure the quantity of acreage set forth in the description
- Benchmark:** Elevations are based on Minnetonka Top Nut Hydrant (TNH) 10-16 which has an elevation of 955.0 feet (NGVD29).
- Zoning Information:** The current zoning for the subject property is R-1 (Low Density Residential District) per the City of Minnetonka's interactive zoning map application, viewed on 6/2/2023. The setback, height, and floor space area restrictions for said zoning designation are as follows:
 - Principal Structure Setbacks - Front: 50 feet (Oakland Road)
 - Side: 10 feet minimum/30 feet total
 - Rear: 40 feet
 - Wetland Setback: 35 feet from edge of wetland
 - Wetland Buffer: 25 feet (Management 1) 16.5 feet (Management 2) from edge of wetland
 - 100 Year Floodplain Setback: 20 feet from floodplain line
 - Height: 35 feet

*Please note that the zoning information shown hereon may have been amended through a city process. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.
- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.
- Wetland Delineation:** The wetland delineation was performed by Kjolhaug Environmental and was flagged on 5/30/23. Sathre-Bergquist located the wetland flags on 5/31/2023.

Existing Elevations

Garage Floor Elevation	= 991.2
First Floor Elevation	= 1000.3

Existing Hardcover (To ROW)

Net Lot Area	= 76,747 S.F.
House Area	= 1,559 S.F.
Bit. Driveway Area	= 3,011 S.F.
Paver Patio Area	= 139 S.F.
Paver Steppers Area	= 69 S.F.
Concrete Area	= 158 S.F.
Deck Area	= 535 S.F.
Spa Area	= 25 S.F.
Retaining Wall Area	= 75 S.F.
Total Area	= 5,571 S.F.
Coverage	= 7.3%

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SCALE

NORTH

Coordinate System (NAD 83 - 1986 adj.)

SCALE IN FEET

SITE

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SURVEY LEGEND

● CAST IRON MONUMENT	○ PIEZOMETER	W/E WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⊖ POWER POLE	FFE FIRST FLOOR ELEVATION
○ IRON PIPE MONUMENT FOUND	⊖ GUY WIRE	GFE GARAGE FLOOR ELEVATION
⊖ DRILL HOLE FOUND	⊖ ROOF DRAIN	TOF TOP OF FOUNDATION ELEV.
⊖ CHISELED "X" MONUMENT SET	⊖ LIFT STATION	LOE LOWEST OPENING ELEV.
⊖ CHISELED "X" MONUMENT FOUND	○ SANITARY MANHOLE	CONCRETE
⊖ REBAR MONUMENT FOUND	○ SANITARY CLEANOUT	BITUMINOUS
⊖ PK NAIL MONUMENT SET	○ STORM MANHOLE	BUILDING SETBACK LINE
⊖ PK NAIL MONUMENT FOUND	○ STORM DRAIN	— ctv — CABLE TV
○ PK NAIL W/ ALUMINUM DISC	○ CATCH BASIN	— ccrb — CONCRETE CURB
△ SURVEY CONTROL POINT	○ FLARED END SECTION	— cex — CONTOUR EXISTING
⊖ A/C UNIT	○ TREE CONIFEROUS	— cpr — CONTOUR PROPOSED
⊖ CABLE TV PEDESTAL	○ TREE DECIDUOUS	— GR — GUARD RAIL
○ ELECTRIC TRANSFORMER	○ TREE CONIFEROUS REMOVED	— DT — DRAIN TILE
○ ELECTRIC MANHOLE	○ TREE DECIDUOUS REMOVED	— ELC — ELECTRIC UNDERGROUND
○ ELECTRIC METER	○ TELEPHONE MANHOLE	— F — FENCE
○ ELECTRIC OUTLET	○ TELEPHONE PEDESTAL	— FO — FIBER OPTIC UNDERGROUND
○ YARD LIGHT	○ UTILITY MANHOLE	— GAS — GAS UNDERGROUND
○ FIBER OPTIC MANHOLE	○ UTILITY PEDESTAL	— OHU — OVERHEAD UTILITY
○ FIRE DEPT. HOOK UP	○ UTILITY VAULT	— TL — TREE LINE
○ FUEL TANK	○ WATER MAIN MANHOLE	— S — SANITARY SEWER
○ PROPANE TANK	○ WATER METER	— SS — STORM SEWER
○ GAS METER	○ WATER SPOUT	— TEL — TELEPHONE UNDERGROUND
○ GAS VALVE	○ WELL	— RW — RETAINING WALL
○ GAS MANHOLE	○ MONITORING WELL	— UTL — UTILITY UNDERGROUND
○ GENERATOR	○ CURB STOP	— WM — WATERMAIN
○ GUARD POST	○ GATE VALVE	— TRS — TRAFFIC SIGNAL
○ HAND HOLE	○ GAS MANHOLE	— RR — RAILROAD TRACKS
○ MAIL BOX	○ IRRIGATION VALVE	— RSG — RAILROAD SIGNAL
	○ POST INDICATOR VALVE	— RRS — RAILROAD SWITCH
	○ SIGN	○ S — SATELLITE DISH
	○ SOIL BORING	○ W — WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM, ABE				
DRAWN		JRS		
CHECKED		DLG		
DATE			6/2/2023	

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 12th day of June, 2023.

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

SATHRE-BERGQUIST, INC.

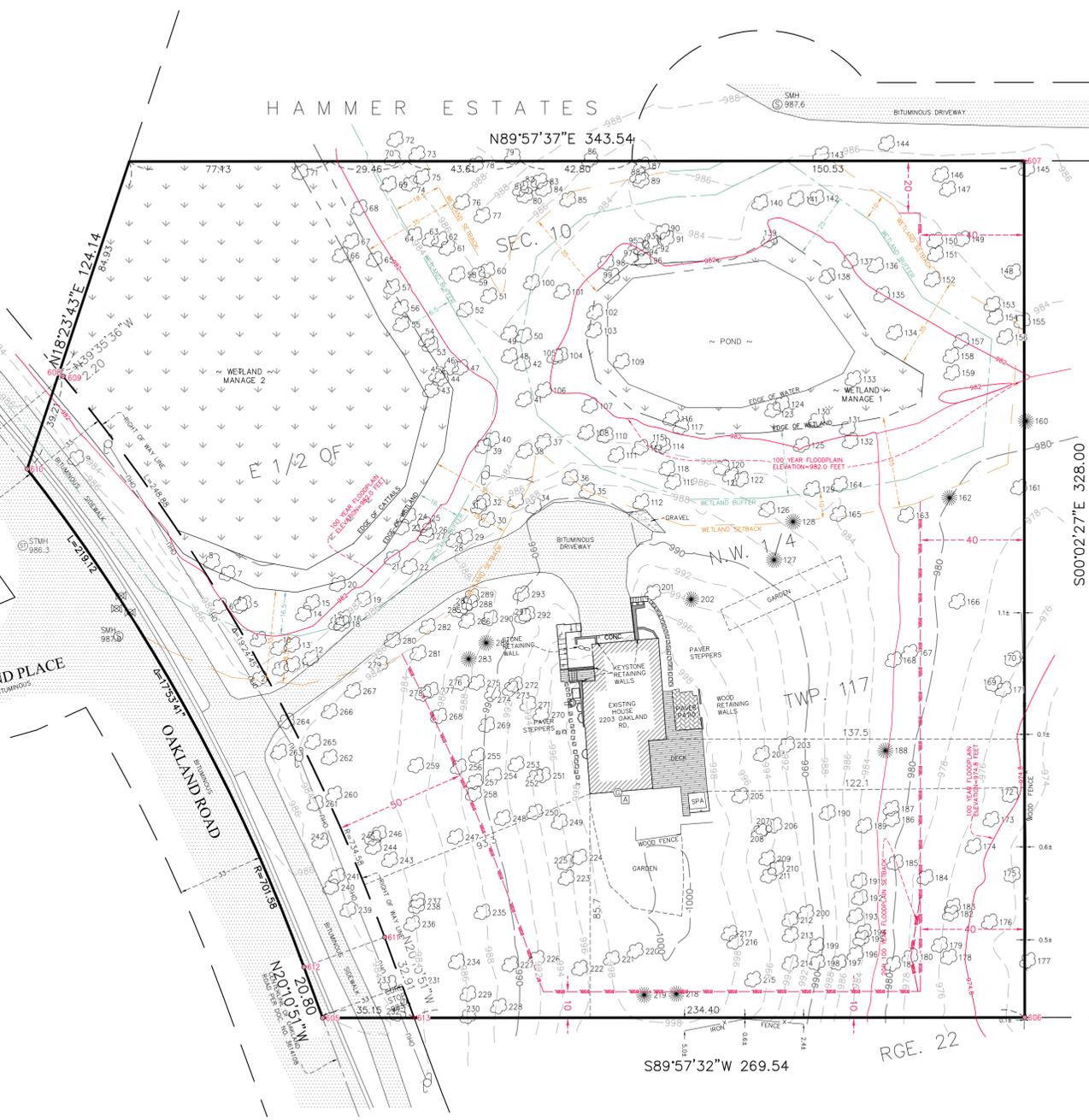
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TWP:117:RGE:22-SEC:10
 Hennepin County
**MINNETONKA,
 MINNESOTA**

CERTIFICATE OF SURVEY

PREPARED FOR:
GEORGE MOOTHEDAN

FILE NO.
 60280-001
2
3



Tree Summary

Tree #	Species	DBH	Condition	Stems	Height	Significant	High Priority	Notes	Tree #	Species	DBH	Condition	Stems	Height	Significant	High Priority	Notes	Tree #	Species	DBH	Condition	Stems	Height	Significant	High Priority	Notes
1	Basswood	11.5	Fair	2		Yes	Yes		101	Ironwood	6.0	Good	1		Yes	No		201	Maple, Norway	25.0	Fair	1		Yes	Yes	
2	Maple, silver	9.5	Fair	1		Yes	No		102	Ash, green	22.0	Very Poor	1		No	No	EAB	202	Spruce, white	16.0	Poor	1		No	No	diseased
3	Ironwood	14.5	Fair	3		Yes	Yes		103	Ash, green	5.0	Very Poor	1		No	No	EAB	203	Oak, white	25.5	Good	1		Yes	Yes	
4	Ironwood	4.0	Good	1		Yes	No		104	Ironwood	5.0	Good	1		Yes	No		204	Oak, white	24.0	Good	1		Yes	Yes	
5	Ironwood	19.0	Good	4		Yes	Yes		105	Ironwood	4.0	Good	1		Yes	No		205	Mountainash	10.0	Good	1		Yes	Yes	
6	Boxelder	19.0	Fair	2		Yes	Yes		106	Ironwood	4.0	Good	1		Yes	No		206	Oak, white	25.0	Good	1		Yes	Yes	
7	Ash, green	4.0	Very Poor	1		No	No	EAB	107	Ironwood	6.5	Good	1		Yes	No		207	Cherry, black	11.5	Good	1		Yes	Yes	
8	Ash, green	5.0	Poor	1		No	No	EAB	108	Maple, sugar	13.0	Good	1		Yes	Yes		208	Cherry, black	8.5	Fair	1		Yes	No	
9	Willow	29.0	Good	1		Yes	Yes		109	Ash, green	11.0	Very Poor	1		No	No	decay	209	Basswood	15.0	Good	1		Yes	Yes	
10	Ironwood	4.5	Good	1		Yes	No		110	Basswood	7.5	Good	1		Yes	No		210	Ash, green	13.5	Poor	1		No	No	EAB
11	Ironwood	5.0	Good	1		Yes	No		111	Maple, sugar	11.0	Good	1		Yes	Yes		211	Basswood	5.5	Good	1		Yes	No	
12	Basswood	10.0	Fair	1		Yes	Yes		112	Ash, green	4.5	Fair	1		Yes	No		212	Basswood	7.5	Good	1		Yes	No	
13	Ash, green	5.0	Very Poor	1		No	No	EAB	113	Maple, sugar	8.0	Good	1		Yes	No		213	Basswood	4.0	Fair	1		Yes	No	
14	Ash, green	6.5	Poor	1		No	No	EAB	114	Cherry, black	5.0	Good	1		Yes	No		214	Basswood	11.5	Good	1		Yes	Yes	
15	Ash, green	13.5	Poor	1		No	No	EAB	115	Cherry, black	8.0	Very Poor	1		No	No	broken top	215	Elm, American	8.0	Good	1		Yes	No	
16	Maple, sugar	6.0	Good	1		Yes	No		116	Basswood	12.0	Very Poor	1		No	No	excessive lean	216	Oak, white	32.0	Fair	1		Yes	Yes	
17	Basswood	10.5	Good	1		Yes	Yes		117	Basswood	7.5	Good	1		Yes	No		217	Oak, white	31.0	Good	1		Yes	Yes	
18	Basswood	5.0	Good	1		Yes	No		118	Ash, green	12.5	Poor	1		No	No	EAB	218	Fir, balsam	7.5	Fair	1	20	Yes	Yes	
19	Ironwood	5.0	Good	1		Yes	No		119	Elm, American	8.0	Good	1		Yes	No		219	Fir, balsam	7.5	Fair	1	20	Yes	Yes	
20	Ash, green	6.0	Poor	1		No	No	EAV	120	Basswood	15.5	Fair	2		Yes	Yes		220	Oak, white	23.0	Good	1		Yes	Yes	
21	Basswood	6.5	Good	1		Yes	No		121	Basswood	23.0	Good	1		Yes	Yes		221	Oak, white	28.5	Good	1		Yes	Yes	
22	Ironwood	6.5	Good	1		Yes	No		122	Basswood	21.0	Fair	1		Yes	Yes		222	Ironwood	7.5	Poor	1		No	No	decay
23	Ash, green	5.5	Poor	1		No	No	EAB	123	Ash, green	8.0	Very Poor	1		No	No	EAB	223	Ironwood	11.5	Good	2		Yes	Yes	
24	Elm, American	4.5	Good	1		Yes	No		124	Ash, green	9.5	Very Poor	1		No	No	EAB	224	Basswood	6.5	Good	1		Yes	No	
25	Ironwood	5.0	Good	1		Yes	No		125	Ash, green	6.0	Poor	1		No	No	EAB	225	Elm, red	6.0	Good	1		Yes	No	
26	Ironwood	5.5	Good	1		Yes	No		126	Ash, green	4.0	Fair	1		Yes	No		226	Elm, American	6.5	Good	1		Yes	No	
27	Ironwood	5.5	Good	1		Yes	No		127	Spruce, blue	14.0	Poor	1		No	No	diseased	227	Ironwood	6.0	Fair	1		Yes	No	
28	Basswood	4.5	Good	1		Yes	No		128	Spruce, white	6.0	Poor	1		No	No	trunk wounds	228	Ironwood	13.0	Good	3		Yes	Yes	
29	Elm, American	6.0	Good	1		Yes	No		129	Boxelder	6.5	Fair	1		Yes	No		229	Boxelder	4.0	Fair	1		Yes	No	
30	Ironwood	5.0	Good	1		Yes	No		130	Oak, bur	30.0	Good	1		Yes	Yes		230	Oak, white	31.0	Good	1		Yes	Yes	
31	Oak, red	23.0	Fair	1		Yes	Yes	basal decay	131	Elm, American	4.5	Good	1		Yes	No		231	Ash, green	5.5	Poor	1		No	No	EAB
32	Oak, red	18.0	Good	1		Yes	Yes		132	Ironwood	6.0	Good	1		Yes	No		232	Boxelder	8.5	Good	2		Yes	No	
33	Ironwood	5.0	Fair	1		Yes	No		133	Elm, American	7.0	Fair	1		Yes	No		233	Ash, green	4.0	Poor	1		No	No	topped
34	Elm, American	5.5	Good	1		Yes	No		134	Boxelder	7.5	Fair	1		Yes	No		234	Ash, green	13.0	Poor	1		No	No	EAB
35	Oak, red	24.5	Fair	1		Yes	Yes	basal wound	135	Ironwood	6.5	Good	1		Yes	No		235	Ash, green	5.5	Good	1		Yes	No	
36	Elm, American	4.5	Good	1		Yes	No		136	Elm, American	8.5	Good	1		Yes	No		236	Ash, green	4.5	Fair	1		Yes	No	
37	Basswood	11.5	Poor	1		No	Yes	cankers	137	Oak, bur	22.0	Good	1		Yes	Yes		237	Ash, green	13.0	Fair	1		Yes	Yes	
38	Maple, sugar	12.5	Good	1		Yes	Yes		138	Ash, black	4.0	Very Poor	1		No	No	EAB	238	Boxelder	5.5	Poor	1		No	No	decay
39	Ironwood	7.0	Good	2		Yes	No		139	Redcedar	6.5	Fair	1		Yes	Yes		239	Boxelder	10.5	Fair	1		Yes	Yes	
40	Ironwood	5.0	Good	1		Yes	No		140	Oak, bur	19.0	Good	1		Yes	Yes		240	Aspen	14.5	Fair	1		Yes	Yes	
41	Ironwood	4.5	Good	1		Yes	No		141	Elm, red	10.5	Good	1		Yes	Yes		241	Basswood	7.5	Fair	1		Yes	No	
42	Ironwood	5.0	Good	1		Yes	No		142	Ironwood	11.5	Good	2		Yes	Yes		242	Ash, green	6.0	Poor	1		No	No	EAB
43	Ash, green	6.5	Poor	1		No	No	EAB	143	Basswood	24.0	Good	1		Yes	Yes		243	Boxelder	6.5	Good	1		Yes	No	
44	Ash, green	9.0	Very Poor	1		No	No	EAB	144	Ash, green	4.5	Good	1		Yes	No		244	Boxelder	5.5	Good	1		Yes	No	
45	Ash, green	9.0	Very Poor	1		No	No	EAB	145	Elm, American	20.0	Good	1		Yes	Yes		245	Ash, green	5.0	Poor	1		No	No	EAB
46	Ironwood	5.0	Good	1		Yes	No		146	Basswood	4.0	Very Poor	1		No	No	decay	246	Boxelder	6.0	Good	1		Yes	No	
47	Oak, red	24.0	Fair	1		Yes	Yes		147	Ironwood	9.0	Good	2		Yes	No		247	Boxelder	4.0	Good	1		Yes	No	
48	Oak, bur	25.0	Good	1		Yes	Yes		148	Elm, American	7.0	Good	1		Yes	No		248	Boxelder	7.0	Good	1		Yes	No	
49	Basswood	7.5	Good	1		Yes	No		149	Oak, red	26.0	Good	1		Yes	Yes		249	Ironwood	14.5	Good	3		Yes	Yes	
50	Ironwood	10.5	Good	3		Yes	Yes		150	Basswood	7.5	Good	1		Yes	No		250	Ironwood	7.0	Good	1		Yes	No	
51	Oak, red	20.0	Good	1		Yes	Yes		151	Basswood	14.0	Good	1		Yes	Yes		251	Ironwood	5.0	Good	1		Yes	No	
52	Ironwood	4.5	Good	1		Yes	No		152	Oak, red	26.0	Poor	1		No	No	decay	252	Oak, white	16.0	Good	1		Yes	Yes	
53	Ash, green	10.5	Very Poor	1		No	No	EAB	153	Elm, American	9.0	Good	1		Yes	No		253	Ash, green	8.5	Good	1		Yes	No	
54	Ash, green	7.5	Very Poor	1		No	No	EAB	154	Elm, American	5.5	Good	1		Yes	No		254	Ironwood	4.0	Good	1		Yes	No	
55	Ash, green	7.0	Very Poor	1		No	No	EAB	155	Elm, American	5.0	Good	1		Yes	No		255	Ironwood	7.0	Good	1		Yes	No	
56	Ash, green	15.5	Very Poor	1		No	No	EAB	156	Elm, American	11.5	Good	1		Yes	Yes		256	Ironwood	5.5	Good	1		Yes	No	
57	Ash, green	5.0	Poor	1		No	No	EAB	157	Elm, American	8.0	Good	1		Yes	No		257	Cherry, black	10.5	Good	1		Yes	Yes	
58	Ironwood	4.5	Good	1		Yes	No		158	Oak, bur	19.5	Good	1		Yes	Yes		258	Basswood	7.5	Fair	1		Yes	Yes	
59	Basswood	14.5	Poor	1		No	No	excessive lean	159	Basswood	7.0	Fair	1		Yes	No		259	Elm, American	14.0	Good	1		Yes	Yes	
60	Basswood	10.0	Good	1		Yes	Yes		160	Spruce, white	10.0	Poor	1		No	No	diseased	260	Boxelder	4.0	Good	1		Yes	No	
61	Basswood	17.0	Fair	1		Yes	Yes		161	Boxelder	9.5	Fair	1		Yes	No		261	Elm, American	4.5	Fair	1		Yes	No	
62	Basswood	6.0	Good	1		Yes	No		162	Spruce, white	13.0	Very Poor	1		No	No	diseased	262	Ash, green	26.0	Poor	1		No	No	EAB
63	Basswood	14.5	Good	1		Yes	Yes		163	Basswood	6.5	Fair	1		Yes	No		263	Maple, silver	14.0	Good	1		Yes	Yes	
64	Ironwood	6.0	Good	1		Yes	No		164	Cherry, black	6.0	Good	1		Yes	No		264	Ironwood	5.5	Fair	1		Yes	No	
65	Ash, green	14.0	Very Poor	2		No	No	EAB	165	Basswood	12.0	Good	1		Yes	Yes		265	Ash, green	8.5	Fair	1		Yes	No	
66	Willow	18.0	Fair	1		Yes	Yes		166	Maple, Norway	19.5	Poor	1		No	No	decay	266	Oak, red	4.5	Good	1		Yes	No	
67	Ash, green	7.0	Very Poor	1		No	No	EAB	167	Oak, white	30.0	Good	1		Yes	Yes		267	Ash, green	7.0	Poor	1		No	No	EAB
68	Ash, green	8.0	Very Poor	1		No	No	EAB	168	Boxelder	8.0	Good	1		Yes	No		268	Ironwood	5.5	Good	1		Yes	No	
69	Oak, red	14.5	Fair	1		Yes	Yes		169	Boxelder	13.0	Good	1		Yes	Yes		269	Elm, American	7.5	Good	1		Yes	No	
70	Oak, red	18.5	Good	1		Yes	Yes		170	Boxelder	4.5	Good	1		Yes	No		270	Maple, sugar	4.0	Good	1		Yes	No	



DESCRIPTION OF PROPERTY SURVEYED
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HENNEPIN, STATE OF MINNESOTA, AND IS DESCRIBED AS FOLLOWS:
 THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 117, RANGE 22, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF THE EAST 1/2 OF SAID NORTHWEST 1/4, DISTANT 1028 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, THENCE NORTH ALONG SAID EAST LINE 328 FEET, THENCE AT A RIGHT ANGLE WEST 682.2 FEET TO AN INTERSECTION WITH A LINE DRAWN SOUTHWESTERLY FROM A POINT IN THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST CORNER, SAID LINE SO DRAWN DEFLECTS 72 DEGREES 30 MINUTES FROM WEST TO SOUTH, FROM THE NORTH LINE OF SAID SECTION, THENCE SOUTHWESTERLY ALONG AN EXTENSION OF SAID LINE SO DRAWN TO THE CENTERLINE OF OAKLAND ROAD, THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH A LINE DRAWN WEST FROM THE POINT OF BEGINNING AND AT RIGHT ANGLES TO THE EAST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, THENCE EAST ALONG SAID RIGHT ANGLE TO THE POINT OF BEGINNING, EXCEPT THE EAST 335.6 FEET THEREOF. SUBJECT TO RIGHTS OF PUBLIC PORTIONS TAKEN FOR PUBLIC ROAD.

- STANDARD NOTES**
- Site Address:** 2203 Oakland Road, Minnetonka, MN, 55305
 - Flood Zone Information:** This property appears to be in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0329F, with an effective date of 11/04/2016.
 - Parcel Area Information:**
 - Gross Area: 109,746 s.f. = 2.52 acres
 - R/W Area: 8,646 s.f. = 0.20 acres
 - Wet Area: 24,353 s.f. = 0.56 acres
 - Net Area: 76,747 s.f. = 1.76 acres
 - *We do not affirmatively insure the quantity of acreage set forth in the description
 - Benchmark:** Elevations are based on Minnetonka Top Nut Hydrant (TNH) 10-16 which has an elevation of: 955.0 feet (NGVD29).
 - Zoning Information:** The current Zoning for the subject property is R-1 (Low Density Residential District) per the City of Minnetonka's interactive zoning map application, viewed on 6/2/2023. The setback, height, and floor space area restrictions for said zoning designation are as follows:
 - Principal Structure Setbacks - Front: 50 feet (Oakland Road)
 - Side: 10 feet minimum/30 feet total
 - Rear: 40 feet
 - Wetland Setback: 35 feet from edge of wetland
 - Wetland Buffer: 25 feet (Manage 1) 16.5 feet (Manage 2) from edge of wetland
 - 100 Year Floodplain Setback: 20 feet from floodplain line
 - Height: 35 feet
- *Please note that the zoning information shown hereon may have been amended through a city process. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.
- We have not received the current zoning classification and building setback requirements from the insurer.
- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651-454-0002.
 - Wetland Delineation:** The wetland delineation was performed by Kjolhaug Environmental and was flagged on 5/30/23. Sathre-Bergquist located the wetland flags on 5/31/2023.

Existing Elevations

Gauge Floor Elevation	= 991.2
First Floor Elevation	= 1000.3

Existing Hardcover (To ROW)

Net Lot Area	= 76,747 S.F.
House Area	= 1,559 S.F.
Bit. Driveway Area	= 3,011 S.F.
Paver Patio Area	= 139 S.F.
Paver Steps Area	= 69 S.F.
Concrete Area	= 158 S.F.
Deck Area	= 535 S.F.
Spa Area	= 25 S.F.
Remaining Wall Area	= 75 S.F.
Total Area	= 5,571 S.F.
Coverage = 7.3%	

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

NOT TO SCALE

Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and being 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on this plat.

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: CHARLES WIEMERSLAGE, P.E. EMAIL: CWIEMERSLAGE@SATHRE.COM	DEVELOPER GEORGE MOOTHEDAN 13635 58TH AVE N PLYMOUTH, MN 55446 CONTACT: GEORGE MOOTHEDAN PHONE: (612) 382-6371 EMAIL: GMOOHEDAN@PSSIGEN.COM

SURVEY LEGEND

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

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

SCALE IN FEET

Fence ties are shown on the side of the boundary line that the fence is located on.

FIELD CREW	NO.	BY	DATE	REVISION
DRAWN	1	CMT	10/17/2023	REVISE FLOOD LINE
CMT				
CHECKED				
DLS				
DATE				
9/12/2023				

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

Dated this 15th day of September, 2023.

Daniel L. Schmidt

Daniel L. Schmidt, PLS
schmidt@sathre.com

Minnesota License No. 26147

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

TWP:117-RGE:22-SEC:10
 Hennepin County
MINNETONKA, MINNESOTA

PRELIMINARY PLAT
OBERG ESTATES
 PREPARED FOR:
GEORGE MOOTHEDAN

FILE NO.
 60280-001

1

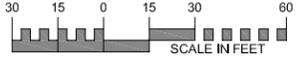
1



NOTES:

1. EXISTING SERVICES TO BE REUSED AS APPROPRIATE
2. VERIFY LOCATIONS, ELEVATIONS & CONDITION OF ALL EXISTING SERVICES. - REMOVE AND REPLACE AS NECESSARY
3. REPLACEMENT SERVICES (IF NEEDED) SHALL BE
 SANITARY: 6" PVC SDR26 AND RISER TO BE SDR 26.
 WATER TO BE 1.5" COPPER - MAINTAIN 7.5FT COVER.
 ONE CONTIGUOUS PIECE, NO JOINTS OR SPLICING ALLOWED IN ROW
****REMOVE & REPLACE STREET IN KIND AS NECESSARY FOR NEW SERVICES CONNECTIONS AS NEEDED. SHOULD EXISTING SERVICE BE REMOVED, REMOVE BACK TO MAIN - CORP STOP SHALL BE SHUT OFF AT MAIN PRIOR TO TAPPING NEW SERVICE.**
4. CURB BOXES TO HAVE EXTENSION RODS TO CURB STOP.
5. ALL SEWER SERVICES ARE LOCATED 3' DOWNSTREAM OF WATER SERVICES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, VERIFY EXISTING INVERT LOC. & ELEV. AND NOTIFY THE OWNER OF ANY DIFFERENCES, PRIOR TO BEGINNING CONSTRUCTION
7. UNLESS OTHERWISE NOTED, OR AS SPECIFIED IN THE ABOVE NOTE, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 1999 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., 2000 EDITION, INCLUDING THE CURRENT ADDENDUM.
9. WATER SERVICE TO HAVE CURB STOP & BOX INSTALLED PER DETAIL 518.
10. CONNECT TO WATERMAIN WITH CORPORATION STOP AND TAPPING SADDLE PER CITY OF MINNETONKA SPECIAL PROVISIONS - SEE 2504 WATER MAIN - 2611.2D .
11. CORPORATIONS MUELLER H15000 OR FORD F 600 SADDLES SMITH-BLAIR 315 OR 317
12. BASED ON 2016 STREET CONSTRUCTION PROJECT EXISTING WATERMAIN IN 8" DIPS SDR 9 HDPE

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



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

DRAWING NAME	NO.	BY	DATE	REVISION
2203 OAKLAND	1			
DRAWN				
CAW				
CHECKED				
CAW				
DATE				
10/19/23				

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

Charles A. Wiemerslage
 CHARLES A. WIEMERSLAGE, P.E.
 Date: 10/19/23 Lic. No. 49180

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
 14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

MINNETONKA,
 MINNESOTA

PRELIMINARY UTILITY PLAN

OBERG ESTATES
GEORGE MOOTHEDAN

FILE NO.
 60280-001

UP
 UP

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

- GENERAL NOTES:**
- THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
 - THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF MINNETONKA DETAIL FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
 - ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
 - A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL).
 - THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 - THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
 - EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 - BUILDING PADS ARE 6" DEEP. UNLESS OTHERWISE NOTED, THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS. REAR PAD ELEVATIONS SHOULD BE ESTABLISHED BASED OFF THE 2:1 SLOPE FROM THE 2' FLAT BENCH, OR AT MOST 5' BEHIND FRONT OF PAD.
 - STAKING OFF AND MARKING OF PROPOSED INFILTRATION FACILITIES TO PREVENT SOIL COMPACTION BY HEAVY EQUIPMENT, STOCKPILING OF MATERIALS, AND TRAFFIC. IF INFILTRATION FACILITIES ARE IN PLACE DURING CONSTRUCTION ACTIVITIES, BEST PRACTICES MUST BE DEPLOYED TO PREVENT SEDIMENT AND OTHER MATERIAL FROM ENTERING THE PRACTICE(S). INFILTRATION FACILITIES MUST NOT BE EXCAVATED TO WITHIN 3FT OF FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED. ANY ACCUMULATED SEDIMENT IN AN INFILTRATION FACILITY MUST BE REMOVED IN A MANNER THAT PREVENTS COMPACTION OF THE FACILITY BOTTOM. TO PROVIDE A WELL-AERATED, HIGHLY POROUS SURFACE, THE SOILS BELOW AN INFILTRATION PRACTICE MUST BE LOOSENEED TO A MINIMUM OF 18 INCHES PRIOR TO INSTALLATION OR PLANTING.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED ON A PROPERTY THAT DRAINS TO AN IMPAIRED WATER, WITHIN 14 DAYS OTHERWISE.
 - CONSTRUCTION SHOULD INCLUDE MINIMIZATION OF THE DISTURBANCE INTENSITY AND DURATION, INCLUDING PHASING OF DISTURBANCE TO MINIMIZE QUANTITY OF DISTURBED AREA AT ANY ONE TIME.
 - SOILS SURFACES COMPACTED DURING CONSTRUCTION & REMAINING PVIOUS UPON COMPLETION OF CONSTRUCTION MUST BE DECOMPACTED TO ACHIEVE:
 - A SOIL COMPACTION TESTING PRESSURE OF LESS THAN 1,400KPA OR 200PSI IN THE UPPER 12" OF SOIL OR;
 - A BULK DENSITY OF LESS THAN 1.46 GR/CC OR 87 LB/FT³ IN THE UPPER 12" OF SOIL
 IN ADDITION, UTILITIES, TREE ROOTS, AND OTHER EXISTING VEGETATION MUST BE PROTECTED UNTIL FINAL REVEGETATION OR OTHER STABILIZATION OF THE SITE.

Construction Sequencing

- Delineate the location of areas not to be disturbed before work begins.
- Establish sediment control practices on all down gradient perimeters before any up gradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
- Install all perimeter sediment control devices and construction entrances. The timing of installation of sediment control practices may be adjusted in order to accommodate short-term activities, but sediment control practices must be installed before the next precipitation event even if the short-term activity is not complete.
- Contact the City for approval of the sediment control devices.
- Perform all removes of existing structures, utilities, septic systems, wells, etc.
- Rough grade the site.
- Install utilities.
- Install pavements.
- Install lawn and landscape & soil amendments.
- Restore all disturbed areas.
- Clean all storm sewer and conveyance systems.
- After all disturbed areas are stabilized, obtain approval from the City and/or Watershed District.
- Remove all temporary sediment control devices.

CONSTRUCTION NOTES

- INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF MINNETONKA OR DIRECTED BY THE ENGINEER.
- INSPECT SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
- PADS 3:1 MAX.
- RESTORATION - 1.0 ACRES
 - RESTORE ALL DISTURBED AREAS WITH MIN 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
 - SEED POND SLOPES AND DETENTION AREAS WITH MNDOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MNDOT 350-MESIC PRAIRIE (36.5 PLS LBS/AC) OR BWSR 35-241 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).
 - SEED ALL OTHER DISTURBED AREAS WITH RESIDENTIAL TURN 270 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
 - ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 - ALL WETLAND BUFFERS AND FULL CONSERVATION EASEMENT SHALL BE FULLY ESTABLISHED IN NATIVE VEGETATION BY A QUALIFIED RESTORATION COMPANY. NO TURF OR LAWN MAINTENANCE ACTIVITIES ARE ALLOWED WITHIN THE BUFFER AREAS. ANY EROSION BLANKET INSIDE THE CONSERVATION EASEMENT MUST BE FULLY BIODEGRADABLE SUCH AS S318D OR S328D.
- GRADE BACK 1:1 - 3' FROM FACE OF ALL RETAINING WALLS
- SILT FENCE - BEFORE GRADING - 7,640 LF
AFTER GRADING - 265 LF
- TOPSOIL SHALL BE STOCKPILED AND SAVED FOR RESPREAD AFTER CONSTRUCTION IS COMPLETE. ALL DISTURBED AREAS SHALL BE RESTORED WITH TOPSOIL MEETING RPB/CWD'S DEFINITION (INCLUDING AT LEAST 5% ORGANIC MATERIAL).

Lot 1	Home Size (s.f.)	3000 x	1	3,000,000	
	Driveway size (s.f.)	2800 x	1	2,800,000	
				= 5,800,000	
Abstraction Volume Required (AV) =		5,800 sf	x	0.092 ft =	532 cf
VOLUME CONTROL ACHIEVED:					
Infiltration Basin:					
	AV=Vol below Overflow	Elev	Area	Storage (cf)	
	Basin 1	982.60	750.00	0.00	NWL
		983.00	840.00	322.00	Outlet
	Basin 2	982.00	760.00	0.00	NWL
		982.40	870.00	326.00	Outlet
TOTAL Lot 1 VOLUME CONTROL					
	Infiltration volume provided			=	648.00
	Required Volume			=	531.67
	Excess Volume Provided			=	116.33

Note:
Each homesite will be designed with a custom house to fit the lot. Therefore each builder will need to design the stormwater treatment system to meet the requirements of the City and Watershed (rainwater gardens) and/or chamber systems). The landscaping plan will also need to address the tree replacement requirements, so each builder will need to submit a certificate of survey, stormwater management plan, retaining wall design and structural analysis, and a detailed landscaping plan.

Lot 2	Home Size (s.f.)	3250 x	1	3,250,000	
	Driveway size (s.f.)	2500 x	1	2,500,000	
				= 5,750,000	
Abstraction Volume Required (AV) =		5,750 sf	x	0.092 ft =	527 cf
VOLUME CONTROL ACHIEVED:					
Infiltration Basin:					
	AV=Vol below Overflow	Elev	Area	Storage (cf)	
	Basin 1	982.60	610.00	0.00	NWL
		983.00	710.00	264.00	Outlet
	Basin 2	978.60	645.00	0.00	NWL
		979.00	765.00	282.00	Outlet
TOTAL Lot 2 VOLUME CONTROL					
	Infiltration volume provided			=	546.00
	Required Volume			=	527.08
	Excess Volume Provided			=	18.92

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Charles A. Wiemerslage
CHARLES A. WIEMERSLAGE, P.E.
Date: 10/19/23 Lic. No. 49180

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

ENGINEERS SURVEYORS DESIGNERS PLANNERS

CITY PROJECT NO. ---

MINNETONKA, MINNESOTA

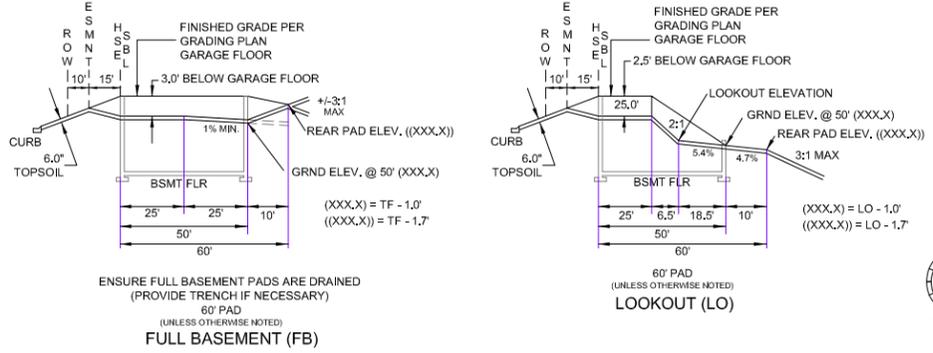
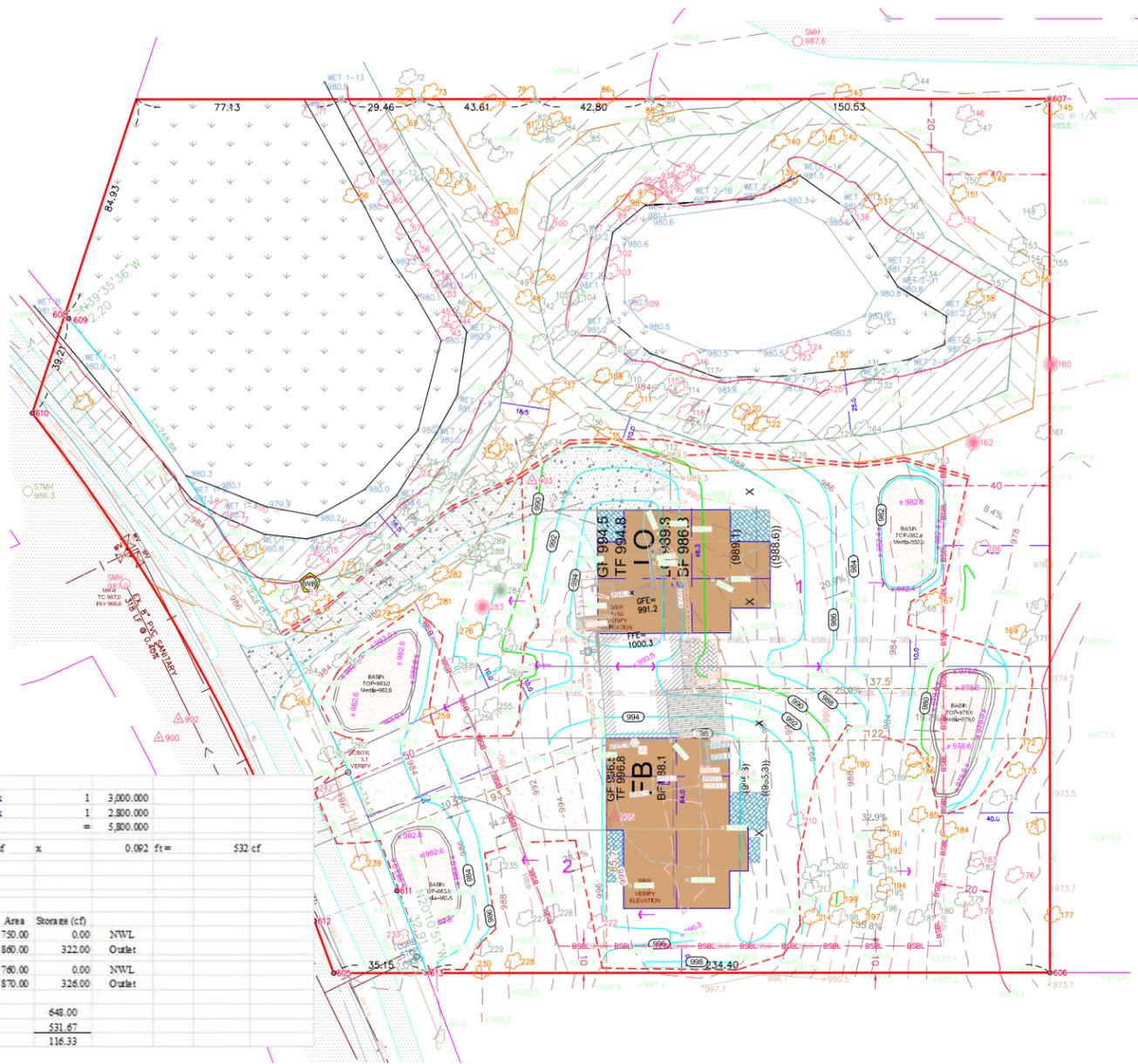
PRELIMINARY GRADING PLAN

OBORG ESTATES

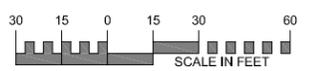
GEORGE MOOTHEDAN

FILE NO. 60280-001

GP GP

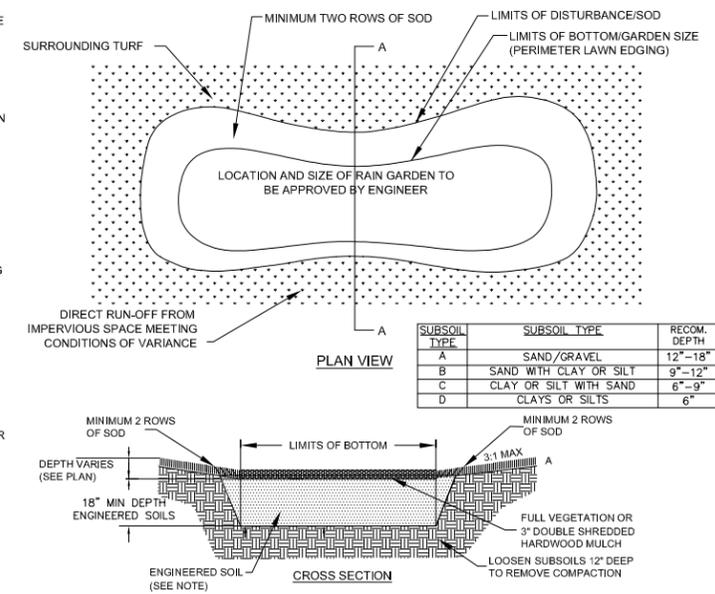


- NOTES:**
- GRADE (XXX.X) BEHIND EACH HOMESITE IS THE PROPOSED TOP OF TOPSOIL. SUBGRADE SHALL BE DOWN 0.50 FEET.
 - ESTABLISH FINISH GRADE TO ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.
 - THESE DETAILS REFERENCE A 8" POURED FOUNDATION WALL (8.7 TF TO BF)

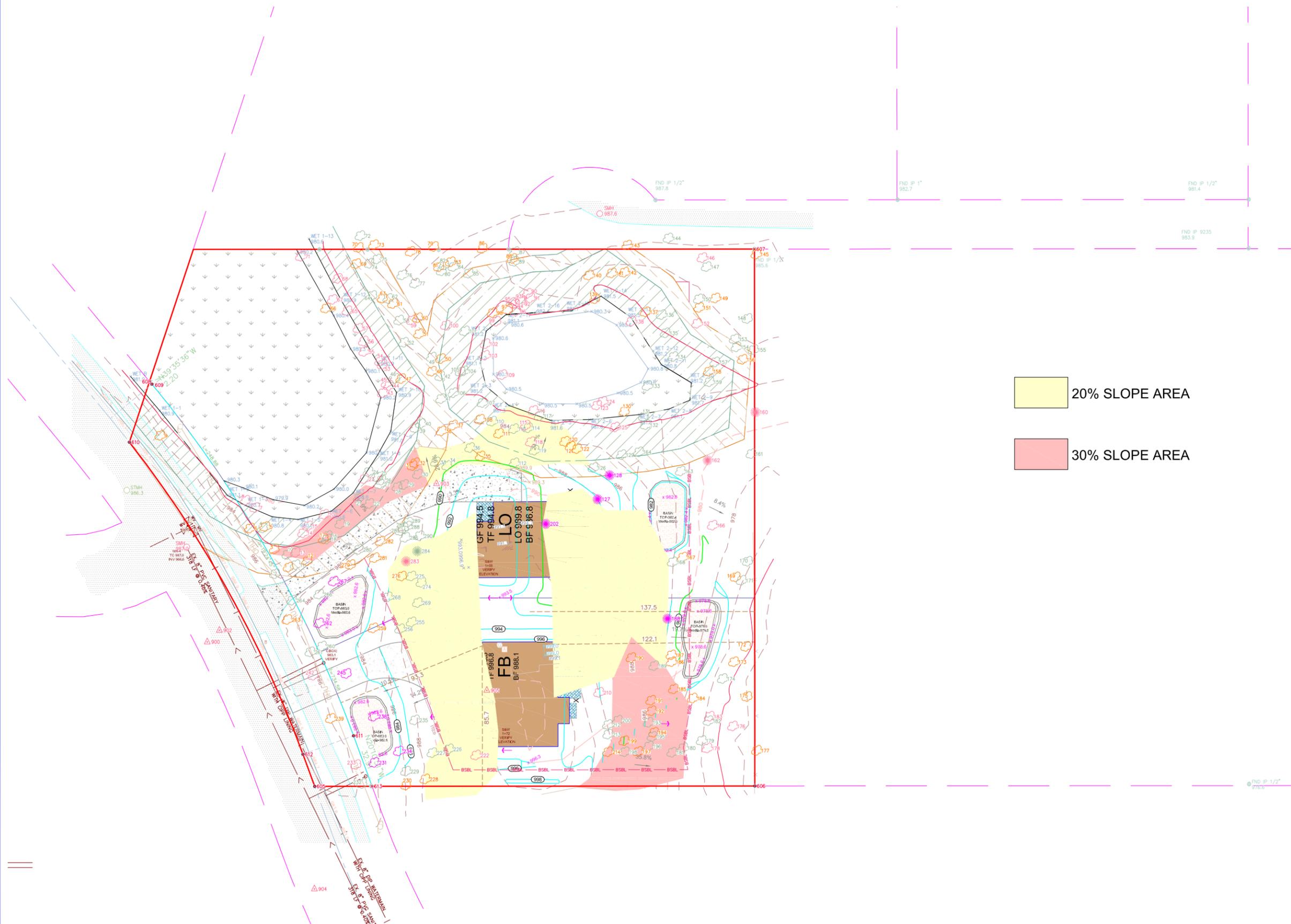


ENGINEERED SOIL
TOP 6" OF RAIN GARDEN SHALL BE ENGINEERED SOILS. USE ON SITE SOILS FOR THE REMAINING 12" PROVIDED THAT SAND SEEM IS INTERSECTED WHEN BASIN IS CONSTRUCTED. SHOULD SAND SEEM NOT BE FOUND THEN THE ENGINEERED SOILS LISTED BELOW SHALL BE USED. (DCSWCD MIX B)
80% COARSE-WASHED SAND (MNDOT 3126)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

NOTE:
RAIN GARDEN VEGETATION SHALL BE GARDEN VARIETY PERENNIALS, SHRUBS, OR NATIVE PLANTS FROM A CONTAINER (PLUG TO HALF GALLON SIZE) PLACED ACCORDING TO RECOMMENDED PLANT SPACING REQUIREMENTS OR AS APPROVED BY THE ENGINEER.



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



20% SLOPE AREA
 30% SLOPE AREA

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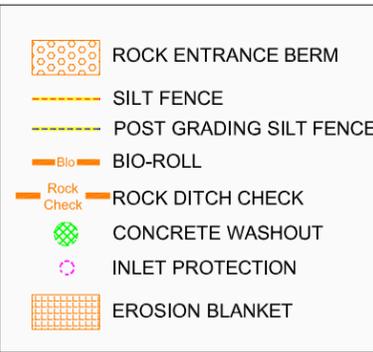
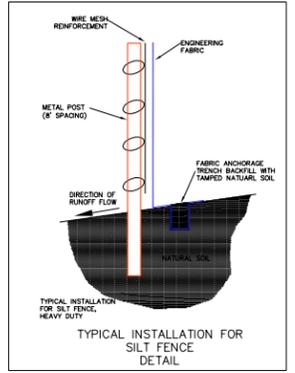
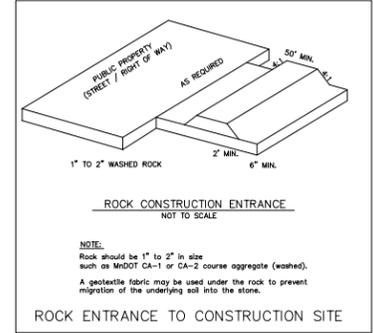
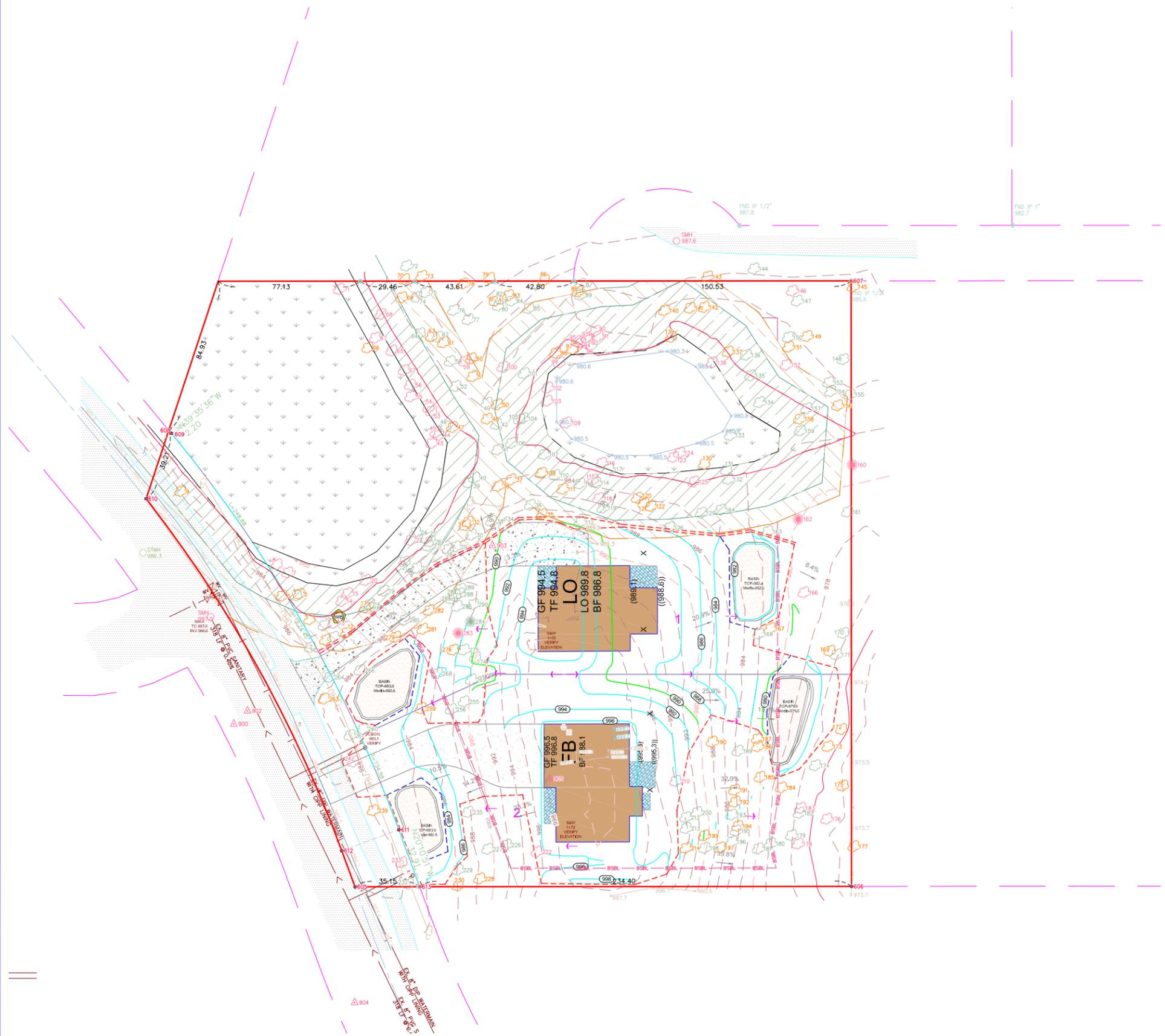

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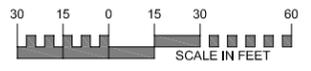
 MINNETONKA,
 MINNESOTA

STEEP SLOPE PLAN
OBERG ESTATES
GEORGE MOOTHEDAN

FILE NO.
 60280-001
GP2
GP2



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



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MINNETONKA, MINNESOTA

PRELIMINARY EROSION CONTROL PLAN

OBERG ESTATES
GEORGE MOOTHEDAN

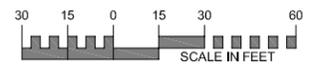
FILE NO. 60280-001

EC
 EC



- NON SIGNIFICANT TREE SAVED
- NON SIGNIFICANT TREE REMOVED
- SIGNIFICANT TREE SAVED
- SIGNIFICANT TREE REMOVED
- HIGH PRIORITY TREE SAVED
- HIGH PRIORITY TREE REMOVED

Total Trees	293		
Trees NOT Regulated by Ordinance	62		
Trees Regulated by Ordinance	231		
High Priority Trees	99.0		
Allowable Removals (35%)	35	Removed	22
Significant Trees	132.0		
Allowable Removals (50%)	66	Removed	20



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CITY PROJECT NO.

 MINNETONKA,
 MINNESOTA

TREE SURVEY
OBERG ESTATES
GEORGE MOOTHEDAN

FILE NO.
 60280-001
TS1
TS2

Saved Removed Saved Removed								Saved Removed Saved Removed								Saved Removed Saved Removed								Saved Removed Saved Removed							
Tree #	Species	DBH	Sig	Sig	HP	HP	Notes	Tree #	Species	DBH	Sig	Sig	HP	HP	Notes	Tree #	Species	DBH	Sig	Sig	HP	HP	Notes	Tree #	Species	DBH	Sig	Sig	HP	HP	Notes
1	Basswood	11.5			1			77	Ironwood	4.0	1				154	Elm, American	5.5	1					231	Ash, green	5.5					EAB	
2	Maple, silver	9.5	1					78	Oak, white	13.0			1		155	Elm, American	5.0	1					232	Boxelder	8.5	1					
3	Ironwood	14.5			1			79	Oak, red	25.0			1		156	Elm, American	11.5				1		233	Ash, green	4.0					topped	
4	Ironwood	4.0	1					80	Ash, green	5.5	1				157	Elm, American	8.0	1					234	Ash, green	13.0					EAB	
5	Ironwood	19.0			1			81	Oak, red	23.0			1		158	Oak, bur	19.5				1		235	Ash, green	5.5	1					
6	Boxelder	19.0			1			82	Ironwood	4.5	1				159	Basswood	7.0	1					236	Ash, green	4.5			1			
7	Ash, green	4.0					EAB	83	Oak, white	15.5			1		160	Spruce, white	10.0					diseased	237	Ash, green	13.0				1		
8	Ash, green	5.0					EAB	84	Ironwood	4.0	1				161	Boxelder	9.5	1					238	Boxelder	5.5					decay	
9	Willow	29.0			1			85	Ironwood	8.0	1				162	Spruce, white	13.0					diseased	239	Boxelder	10.5				1		
10	Ironwood	4.5	1					86	Ironwood	13.5			1		163	Basswood	6.5	1					240	Aspen	14.5				1		
11	Ironwood	5.0	1					87	Basswood	8.5	1				164	Cherry, black	6.0	1					241	Basswood	7.5			1			
12	Basswood	10.0			1			88	Basswood	16.0			1		165	Basswood	12.0					1	242	Ash, green	6.0					EAB	
13	Ash, green	5.0					EAB	89	Basswood	5.5	1				166	Maple, Norway	19.5					decay	243	Boxelder	6.5			1			
14	Ash, green	6.5					EAB	90	Ash, green	5.0				EAB	167	Oak, white	30.0					1	244	Boxelder	5.5			1			
15	Ash, green	13.5					EAB	91	Ash, green	5.5				EAB	168	Boxelder	8.0	1					245	Ash, green	5.0					EAB	
16	Maple, sugar	6.0	1					92	Ash, green	4.5				EAB	169	Boxelder	13.0					1	246	Boxelder	6.0			1			
17	Basswood	10.5			1			93	Ash, green	5.5				EAB	170	Boxelder	4.5	1					247	Boxelder	4.0			1			
18	Basswood	5.0	1					94	Ash, black	4.5				EAB	171	Boxelder	4.0	1					248	Boxelder	7.0			1			
19	Ironwood	5.0	1					95	Ash, black	6.0				EAB	172	Maple, Norway	14.0					1	249	Ironwood	14.5				1		
20	Ash, green	6.0					EAV	96	Ash, black	6.5				EAB	173	Maple, Norway	13.0					1	250	Ironwood	7.0			1			
21	Basswood	6.5	1					97	Redcedar	9.0			1		174	Elm, red	7.0	1					251	Ironwood	5.0			1			
22	Ironwood	6.5	1					98	Redcedar	11.0			1		175	Maple, Norway	19.5					1	252	Oak, white	16.0	1			1		
23	Ash, green	5.5					EAB	99	Ash, black	7.0				EAB	176	Ash, green	6.0						253	Ash, green	8.5			1			
24	Elm, American	4.5	1					100	Ironwood	9.0				decay	177	Boxelder	28.0					1	254	Ironwood	4.0	1					
25	Ironwood	5.0	1					101	Ironwood	6.0	1				178	Ash, green	11.5					EAB	255	Ironwood	7.0	1					
26	Ironwood	5.5	1					102	Ash, green	22.0				EAB	179	Boxelder	4.5	1					256	Ironwood	5.5	1					
27	Ironwood	5.5	1					103	Ash, green	5.0				EAB	180	Ironwood	6.0	1					257	Cherry, black	10.5				1		
28	Basswood	4.5	1					104	Ironwood	5.0	1				181	Boxelder	8.5	1					258	Basswood	7.5			1			
29	Elm, American	6.0	1					105	Ironwood	4.0	1				182	Basswood	7.0	1					259	Elm, American	14.0				1		
30	Ironwood	5.0	1					106	Ironwood	4.0	1				183	Basswood	11.5					hillow	260	Boxelder	4.0	1					
31	Oak, red	23.0			1		basal decay	107	Ironwood	6.5	1				184	Oak, bur	45.0					1	261	Elm, American	4.5	1					
32	Oak, red	18.0			1			108	Maple, sugar	13.0			1		185	Basswood	12.5					1	262	Ash, green	26.0					EAB	
33	Ironwood	5.0	1					109	Ash, green	11.0				decay	186	Basswood	12.5					1	263	Maple, silver	14.0				1		
34	Elm, American	5.5	1					110	Basswood	7.5	1				187	Basswood	19.0					1	264	Ironwood	5.5	1					
35	Oak, red	24.5			1		basal wound	111	Maple, sugar	11.0			1		188	Spruce, white	4.0					diseased	265	Ash, green	8.5			1			
36	Elm, American	4.5	1					112	Ash, green	4.5	1				189	Basswood	5.5	1					266	Oak, red	4.5	1					
37	Basswood	11.5			1		canckers	113	Maple, sugar	8.0	1				190	Maple, red	15.5					1	267	Ash, green	7.0					EAB	
38	Maple, sugar	12.5			1			114	Cherry, black	5.0	1				191	Cherry, black	13.0					1	268	Ironwood	5.5	1					
39	Ironwood	7.0	1					115	Cherry, black	8.0				broken top	192	Cherry, black	12.5					1	269	Elm, American	7.5	1					
40	Ironwood	5.0	1					116	Basswood	12.0				excessive lean	193	Maple, Norway	6.5	1					270	Maple, sugar	4.0			1			
41	Ironwood	4.5	1					117	Basswood	7.5	1				194	Basswood	13.5					1	271	Oak, red	28.5					1	
42	Ironwood	5.0	1					118	Ash, green	12.5					195	Basswood	9.5	1					272	Elm, American	4.5	1					
43	Ash, green	6.5					EAB	119	Elm, American	8.0	1				196	Elm, red	9.0	1					273	Oak, white	20.0				1		
44	Ash, green	9.0					EAB	120	Basswood	15.5			1		197	Oak, white	29.0					1	274	Ironwood	8.0	1					
45	Ash, green	9.0					EAB	121	Basswood	23.0			1		198	Ironwood	5.0	1					275	Basswood	4.0	1					
46	Ironwood	5.0	1					122	Basswood	21.0			1		199	Basswood	12.5					1	276	Oak, red	25.0				1		
47	Oak, red	24.0			1			123	Ash, green	8.0				EAB	200	Maple, Norway	6.0	1					277	Elm, American	5.0			1			
48	Oak, bur	25.0			1			124	Ash, green	9.5				EAB	201	Maple, Norway	25.0					1	278	Oak, bur	18.0					1	
49	Basswood	7.5	1					125	Ash, green	6.0				EAB	202	Spruce, white	16.0					diseased	279	Basswood	27.5				1		
50	Ironwood	10.5			1			126	Ash, green	4.0	1				203	Oak, white	25.5					1	280	Elm, American	6.0	1					
51	Oak, red	20.0			1			127	Spruce, blue	14.0				diseased	204	Oak, white	24.0					1	281	Oak, bur	10.5				1		
52	Ironwood	4.5	1					128	Spruce, white	6.0				trunk wounds	205	Mountainash	10.0					1	282	Oak, red	26.5				1		
53	Ash, green	10.5					EAB	129	Boxelder	6.5	1				206	Oak, white	25.0					1	283	Arborvitae	5.0					almost dead	
54	Ash, green	7.5					EAB	130	Oak, bur	30.0			1		207	Cherry, black	11.5					1	284	Arborvitae	4.5	1					
55	Ash, green	7.0					EAB	131	Elm, American	4.5	1				208	Cherry, black	8.5					1	285	Elm, American	4.5	1					
56	Ash, green	15.5					EAB	132	Ironwood	6.0	1				209	Basswood	15.0					1	286	Ironwood	4.0	1					
57	Ash, green	5.0					EAB	133	Elm, American	7.0	1				210	Ash, green	13.5					EAB	287	Ash, green	6.0						
58	Ironwood	4.5	1					134	Boxelder	7.5	1				211	Basswood	5.5					1	288	Elm, American	6.0	1					
59	Basswood	14.5					excessive lean	135	Ironwood	6.5	1				212	Basswood	7.5	1					289	Elm, American	8.0	1					
60	Basswood	10.0			1			136	Elm, American	8.5	1				213	Basswood	4.0	1					290	Ironwood	4.5	1					
61	Basswood	17.0			1			137	Oak, bur	22.0			1		214	Basswood	11.5					1	291	Oak, red	26.5					1	
62	Basswood	6.0	1					138	Ash, black	4.0				EAB	215	Elm, American	8.0					1	292	Elm, American	4.0			1			
63	Basswood	14.5			1			139	Redcedar	6.5			1		216	Oak, white	32.0					1	293	Oak, red	25.0					1	
64	Ironwood	6.0	1					140	Oak, bur	19.0			1		217	Oak, white	31.0					1	Total		112	20	77	22			
65	Ash, green	14.0					EAB	141	Elm, red	10.5			1		218	Fir, balsam	7.5					1									
66	Willow	18.0			1			142	Iron																						