

**City Council Agenda Item #14_
Meeting of June 4, 2018**

Brief Description Items concerning Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.:

- 1) Master Development Plan,
- 2) Site and Building Plan with variances, and
- 3) Preliminary and Final Plats

Recommendation Adopt the ordinance and resolutions approving the requests

Proposal

The applicant, Trammell Crow, has submitted a formal application to redevelop a portion of the existing property at 12421 Ridgedale Drive, currently owned by J. C. Penney Properties. As proposed, portions of the existing parking lot would be removed and a new, six-story, 168-unit apartment building would be constructed. The apartment would have a mix of 1 and 2-bedroom apartments of various sizes. Parking would include 216 spaces, at a ratio of 1.29 parking stalls per unit. The project would also provide land for park purposes.

Council Introduction

The city council introduced the proposal on April 16, 2018. The council noted concerns about the left hand turn into the parking garage.

Planning Commission Hearing

The planning commission considered the request on April 26, 2018. The commission report and associated plans are attached. Staff recommended approval of the proposal, finding the request was reasonable.

At that meeting, a public hearing was opened. Two people spoke in favor of the project. Following the public hearing, the commission discussed and expressed general support for the proposal.

Planning Commission Recommendation

On a 4-0 vote, the commission recommended that the city council approve the proposal. Meeting minutes are attached.

Since Planning Commission Hearing

The applicant has provided revised building plans for the council's consideration which would raise the building height from 60 feet 1 inch to 62 feet. The applicant discovered through additional work on building construction details there is a need to increase the overall building height for two reasons: 1) the first floor system beams need additional depth and 2) the desire

for additional roof insulation to increase building energy efficiency. Staff has reviewed the proposed change and finds the request is reasonable. The applicant notes a 64 feet building height in the submitted plans, but notes the change will likely result in a 62 feet building height.

The following table identifies requested project variances. The revised plans column in the table identifies the requested building height increase as noted in the revised plans. Required building setbacks require a 1:1 ratio of building height to property setback. The proposed building setbacks remain unchanged.

Variance	Planning Commission Review (March 9, 2018 plans)	Revised Plans (May 25, 2018)	Proposed
Front yard setback (Ridgedale Dr.)	60 ft	64 ft	15 ft
Side yard setback West East	60 ft 60 ft	64 ft 64 ft	19 ft 47 ft
Rear Yard Setback	60 ft	64 ft	54 ft
Lot size	3 acres	3 acres	2.38
Hardcover	60 percent max.	60 percent max.	80.5 percent

The project would dedicate park property to the city. The plat identifies the park site specifically as “park” rather than a numeric lot number as is customary for lot identification. Although appropriate for the intended use as a park, it is also limiting if the park were to change in size, location or future use. For this reason, staff is requesting the plat change the parcel identified as “park” to “lot 4”. The change would not impact the city’s use and ownership of the property for park or other purposes. The park is anticipated to be developed along with or shortly after the Ridgedale Drive reconstruction which is scheduled to begin in 2019.

Staff Recommendation

Staff recommends that the city council adopt the following, associated with the properties at 12421 Wayzata Blvd.:

- 1) Ordinance adopting a master development plan;
- 2) Resolution approving final site and building plans with variances; and
- 3) Resolution approving preliminary and final plats.

Through: GERALYN BARONE, City Manager
JULIE WISCHNACK, AICP, Community Development Director

Originator: LOREN GORDON, AICP, City Planner

MINNETONKA PLANNING COMMISSION
April 26, 2018

Brief Description Items concerning Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.:

- 1) Master Development Plan,
- 2) Site and Building Plan with variances, and
- 3) Preliminary and Final Plats

Recommendation Recommend the city council adopt the ordinance and resolution approving the proposal.

Introduction

The applicant, Trammell Crow, has submitted a formal application to redevelop a portion of the existing property at 12421 Ridgedale Drive, currently owned by J. C. Penney Properties. As proposed, portions of the existing parking lot would be removed and a new, six-story, 168-unit apartment building would be constructed. The apartment would have a mix of 1 and 2-bedroom apartments of various sizes. Parking would include 216 spaces, at a ratio of 1.29 parking stalls per unit. The project would also provide land for park purposes.

The proposal requires approval of: (1) master development plan; (2) site and building plan; (3) variances; and (4) preliminary and final plats.

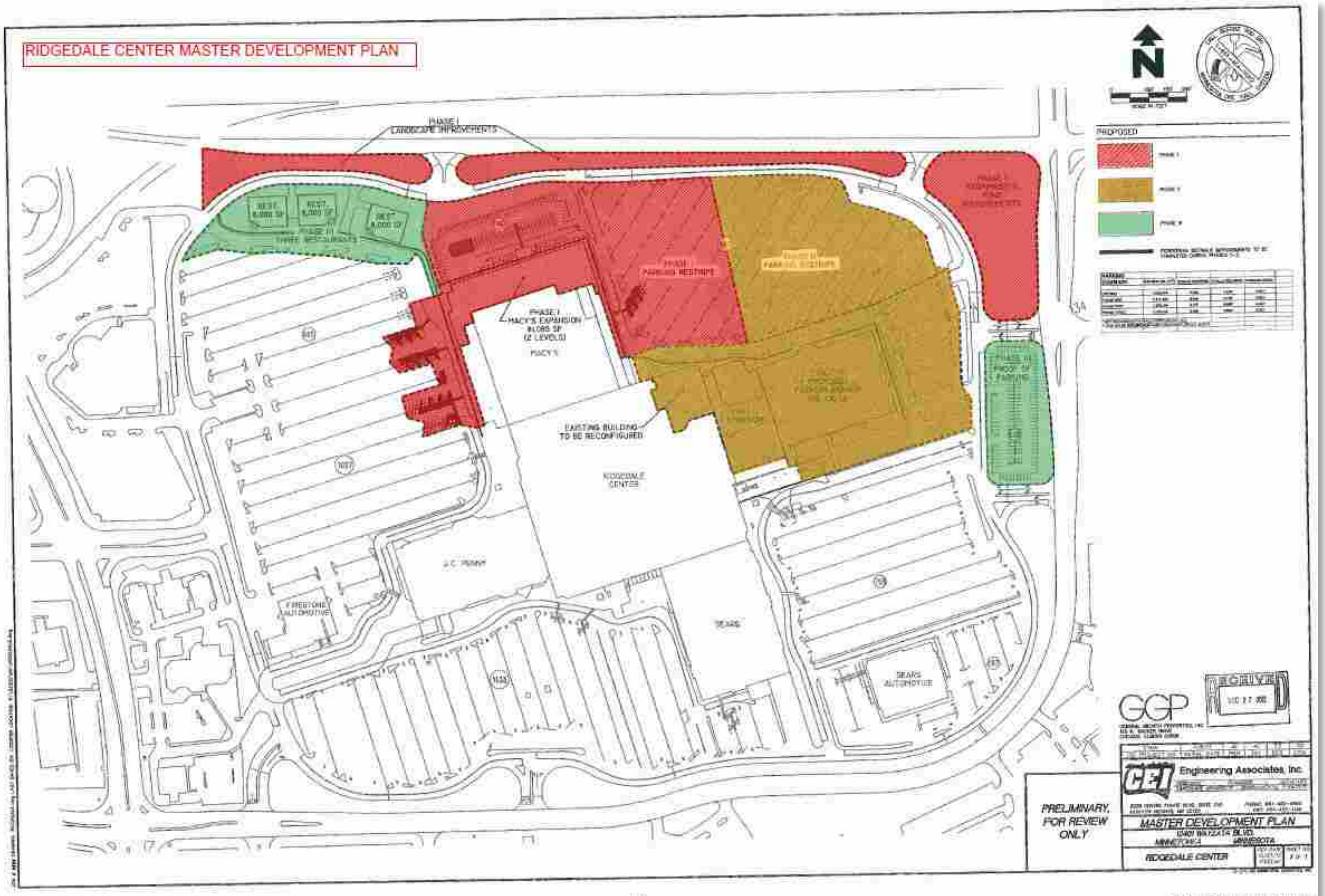


Background

The Ridgedale Center Mall area has been a major commercial and economic center in Minnetonka serving the western suburban market area since its opening in 1973. For four decades, the mall served the areas retail and service commercial needs with little change in its original design.

On March 7, 2013, the city council approved the master development plan for Ridgedale Mall. The master development plan consists of three phases involving multiple parcels and owners:

- **Phase 1:** The first phase included construction of an 80,000 square foot addition to Macy's, updating the exterior of the Macy's store, as well as parking lot, stormwater and landscaping improvements on the north side of the site.
- **Phase 2:** The second phase consisted of demolishing the existing Macy's Men's and Home store, and constructing an addition to the mall and a new 140,000 square foot anchor department store. Phase 2 also included parking lot, stormwater, and landscaping improvements along the south side of the mall property.
- **Phase 3:** Phase 3 consists of three new freestanding pad sites on the northwest side of the mall, as well as the final parking lot and landscaping improvements.



Primary Issues Identified during Ordinance Introduction

The proposal represents the introduction of a non-commercial use on the mall property. During the development of the [Ridgedale Village Center Study](#), 800 residential housing units were identified for the area all of which was located at the periphery of the area, south or west of Ridgedale Drive. Albeit the locations for future residential, the plan demonstrates the need for housing to bring use diversity and vitality to this suburban mall.

The existing mall parking areas and perimeter road located south of J. C. Penney and Firestone would be removed to accommodate the apartment building. A new perimeter road would provide circulation around the apartment building and is designed to integrate with the proposed [Ridgedale Drive Reconstruction project](#). If approved, additional coordination will continue between the city and developer to plan, design and define limits of improvements between the proposed public and private projects.

The proposal also provides land for a future park. As identified during the concept plan review, a working group has been established to guide park planning efforts. The Ridgedale Village Center Study identified a park on the mall property. Park planning will likely continue for many months. The city council would ultimately review and approve a plan for the park.

Proposal Summary

The following is intended to summarize the applicant's proposal. Additional information associated with the proposal can be found in the "Supporting Information" section of this report.

- **Existing Site Conditions.**

The site contains parking and circulatory roads for the mall. There are no existing improved buildings. The highpoint of the site is along the northwest corner and slopes downward generally to the east. A sloped area separates the Firestone drive isles from the lower parking area.

- **Existing Zoning and Guide Plan Designation**

The property is currently zoned PID, Planned I-394 District. It is designated as mixed-use in the comprehensive guide plan. The existing PID zoning is consistent with the comprehensive plan guidance.

- **Building Design and Features**

As proposed, the building would have a 5-story north elevation and a 6-story south elevation. The flat roof designed building would be clad with exterior building materials including brick, cementitious, metal and laminate panels in a variety of white, brown, grey and black colors with white being the most predominant.

The building would be served by 212 underbuilding parking stalls on 2-levels, one at the grade of level 1 and a lower level. There are 4 covered parking stalls on the northwest side of the building at the main lobby entrance for a total of 216 on-site parking spaces.

- **Site Design**

The building has been sited to accommodate the western roundabout of the improved Ridgedale Drive. The Ridgedale Drive reconstruction project is planned to begin in 2019. The mall's exterior ring road has been reoriented to function with the roundabout and proposed development. Additional fill will be required on the northerly portion of the site to construct the access road.

Primary Questions and Analysis

A land use proposal is comprised of many details. In evaluating a proposal, staff first reviews these details and then aggregates them into a few primary questions or issues. The following outlines both the primary questions associated with the proposed project and staff's findings.

- **Is the proposed site and building design reasonable?**

Yes. High-density residential is a permitted use under PID zoning. The applicant has proposed a 6-story building, with underground parking. The proposal would have a 1.81 floor area ratio (FAR). Floor area ratio maximums in the PID are set by the designation in the comprehensive plan which ranges between 0.3 for retail to 0.75 for high-density residential. The PID does not list mixed use. Staff has generally used the specific use as an equivalent in the absence of a mixed use listing. Nonetheless, city code does allow floor area ratios of individual parcels in the PID to "...exceed these standards as long as the total average does not." As the Ridgedale Center mall was developed under a master development plan, the overall FAR is on the lower end of that range at 0.36 which is between the retail and service commercial FARs of 0.3 and 0.4. As such staff is comfortable with the FAR of the residential parcel.

- **Are the variances reasonable?**

Yes. The applicant is requesting variances for:

Variance	Required	Proposed
Front yard setback (Ridgedale Dr.)	60 ft	15 ft
Side yard setback West	60 ft	19 ft
East	60 ft	47 ft
Rear Yard Setback	60 ft	54 ft
Lot size	3 acres	2.38
Hardcover	60 percent max.	80.5 percent

The property line setback variances are reasonable as the setback distances are similar to the existing setbacks of other buildings within the area. In fact, the adjacent US Bank and Firestone properties have building setbacks less than 20 feet. In addition, in recent years, the city has approved multi-family residential projects with setbacks less than those proposed for the subject project. However, these applications have not required

variances because they were within PUD Districts, which allow flexible setbacks based on the city council's discretion.

The lot size variance is reasonable as the intent of the PID is to create parcels that are of reasonable size to provide development opportunities consistent with other development in the I-394 corridor. The parcel is reasonably sized to accommodate the proposed development.

The hardcover variance is reasonable as the greenspace in the 3 parcels included in the plat increased by 17.2 percent (76.7 percent existing to 59.5 percent proposed).

Staff Recommendation

Recommend the city council adopt the following, all associated with Ridgedale Active Adult Apartments, at 12421 Wayzata Blvd.:

- 1) Master Development Plan,
- 2) Site and Building Plan with variances, and
- 3) Preliminary and Final Plats

Originator: Loren Gordon, AICP, City Planner

Supporting Information

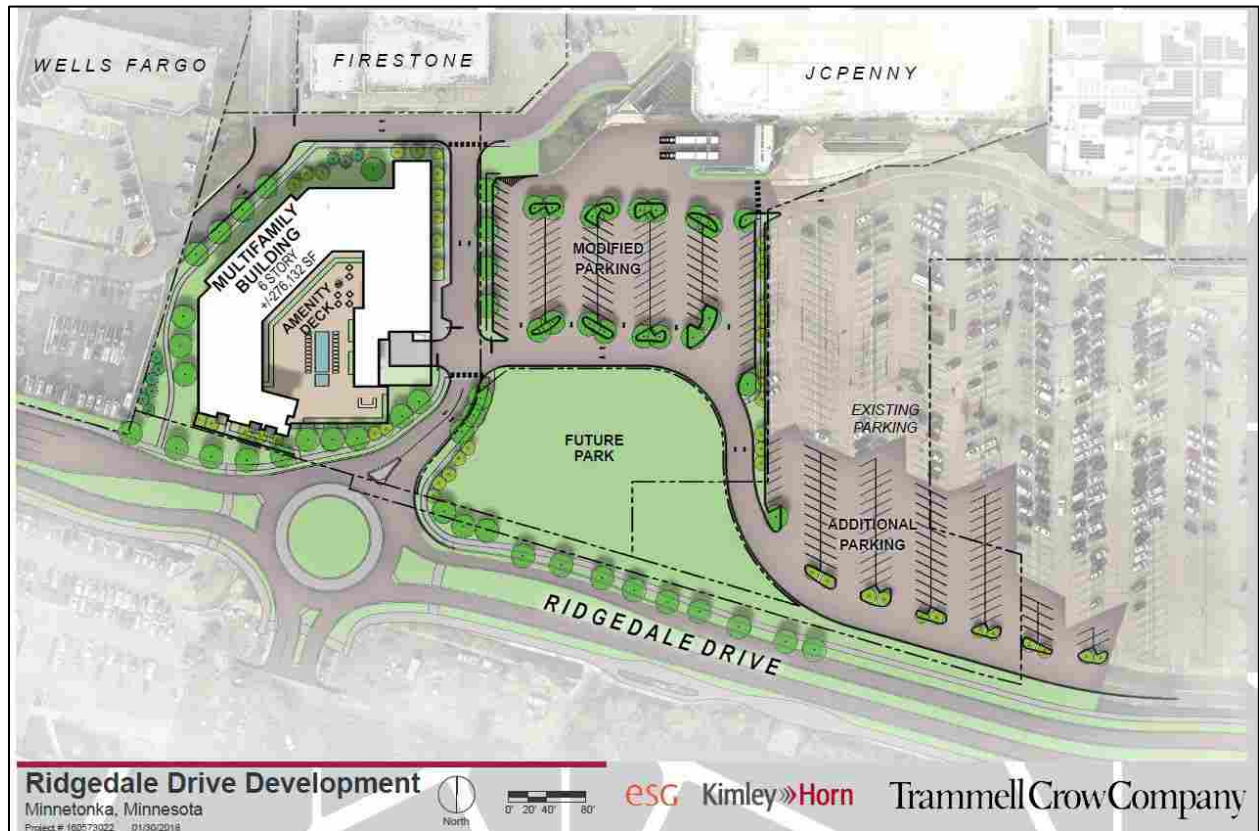
Surrounding	Northerly:	Firestone and Ridgedale Center mall; guided mixed-use
Land Uses	Easterly:	Parking lot and Ridgedale Center mall; guided mixed-use
	Westerly:	US Bank; guided mixed-use
	Southerly:	Hennepin County Ridgedale Library and Service Center; guided institutional
Planning	Guide Plan designation:	Mixed-use
	Existing Zoning:	PID, Planned I-394 District

Concept Plan Review

Prior to formal plan submission, the applicant presented a conceptual plan to the planning commission and city council for comments. A neighborhood meeting was also held. Comments from those meetings include the following.

- **Neighborhood Meeting.** The developer held a neighborhood meeting February 6, 2018. Approximately 9 people attended the meeting. Questions and comments included the following:
 - What are opportunities for additional density on the mall property?
 - What is the height relationship to the 1700 building?
 - Safety for pedestrian connections in the area.
 - Is there flexibility for a 5-story building?
 - What are views to residential neighborhoods to the south?
 - How do we plan for redevelopment? Don't want one-off development that is unorganized or unplanned.
- **Planning Commission Concept Plan Review.** The planning commission reviewed the concept plan at its Feb. 1, 2018 meeting. The planning commission had the following comments:
 - Why only build a 6-story building? Cost v. performance
 - What is the tallest building in the active adult market? 6 stories
 - What are the target market considerations? Lack of this market product in Minnetonka.
 - What happens in 30 years? Plan for a shaft in the building to accommodate a kitchen.
 - Do you work with cities on affordable housing in projects like this? Junior 1 bedroom unit is geared toward that market.
 - What is the parking count and guest parking accommodations? 1.1 spaces per unit. Guest parking also internal to the building.
 - What type of options are available for residents who don't drive? Shuttle service available for trips.
 - Rooftop space considered? Trying to keep the spaces centralized.
- **City Council Concept Plan Review.** The city council reviewed the concept plan at its Feb. 5, 2018 meeting. The city council had the following comments:
 - How did the 6-story building design come about?

- Will there be a rooftop amenity?
- Potential vehicle conflicts with site access and the roundabout?
- Are there considerations for affordable units?
- Consideration for more parking if the resident demographics changed?
- Is there a need for more parking?
- Is there a consideration for LEED?
- Is there flexibility for the location, design, shape and size of the park?
- Like the opportunity for a park at Ridgedale.
- Like the building design.



Ridgedale Active Adult Apartments Concept Plan

Introduction

An ordinance was introduced at the April 16, 2018 city council meeting to amend the Ridgedale Center Master Development Plan. At that time, the council generally noted that the formal proposal seems to reflect the previous concept plan review noting a few comments regarding inbound traffic from Ridgedale Drive and site parking.

City Actions

The project requires action on the following applications:

- **Master Development Plan.** The subject site is currently zoned PID, Planned I-394 District which requires city approval of a master development plan. The planning commission makes a recommendation to the city council, which has final authority to approve or deny the master development plan.

- **Site and Building Plan Review.** By city code, site and building plan review is required in conjunction with construction of a multi-family building. The planning commission makes a recommendation to the city council, which has final authority to approve or deny the site and building plan.
- **Preliminary and Final Plat.** The applicant has proposed to divide property owned by J. C. Penney and General Growth Properties into a buildable lot for residential and park parcels. The city council approves the platting of land. The planning commission makes a recommendation to the city council, which has final authority to approve or deny the platting.
- **Variances.** As proposed, front, side and rear yard setback variances would be required for the building. Because the variances are required for the approval of the site and building plan, the planning commission makes a recommendation to the city council, which has final authority to approve or deny the site and building plan.

Preliminary and Final Plats

The preliminary and final plat, Ridgedale Center Tenth Addition, creates two additional lots for the residential development and park. The 1.31 acre park would satisfy subdivision requirements for a minimum 10% land dedication.

Stormwater

As proposed, drainage from the site would be managed via an underground chamber facility. This system would capture rainwater on site for storage and infiltration. As a condition of approval, a final stormwater management plan and specifications must be submitted prior to issuance of a grading permit. The plans must meet the standards of the city's Water Resources Management Plan, incorporating rate control, volume control, and water quality treatment.

Stormwater reuse was considered for the proposed project; however, stormwater reuse was not found to be a reasonable option due to the limited green space on the site.

Solar Energy

The developer is continuing to review the possibility of incorporating rooftop solar panels. No decision has been made at this time.

Utilities

Access to public water and sanitary sewer facilities are available and are currently routed through the northern portion of the residential parcel. The building placement would cause the rerouting of these along the relocated roadway.

Sidewalks/Trails

The project proposes sidewalks throughout the site to allow pedestrians to walk from the improved Ridgedale Drive to the existing Firestone/J. C. Penney upper sidewalk as well as through the existing lower parking lot to the lower level J. C. Penney/Mall entry.

**Traffic and Parking
Review**

The city's traffic engineering consultant reviewed the proposal to ensure the proposed traffic and site plan design would not negatively impact the proposed Ridgedale Drive reconstruction project or the internal mall circulation system. The engineers concluded that the proposed project as designed, would not create negative traffic conditions. Specifically evaluated was in-bound traffic from Ridgedale Drive making a left turn into the parking garage.

The parking area located south of J. C. Penney would also be slightly reconfigured. The project demonstrates the circulation for cars and delivery vehicles at the loading docks is properly design to accommodate turning movements.

Parking

The project proposes a total of 216 total parking spaces, of which 212 are located in the building. At a 1.29 parking spaces per unit ratio, parking is between the two parking spaces per unit for multi-family developments and one space per unit for senior developments. As this project is a 50 years or older population, a blending of the standards is reasonable. That and the fact close and convenient parking exists on the mall suggests requiring two parking spaces per unit would be excessive.

Bike Facilities

The developer has stated the building will include bike facilities for resident and guests. Additional plans would be provided with the building permit for staff review.

NR Ordinances

There are 120 trees in the project area. Of those, 76 will be removed by the project, 26 will be saved and 18 will be removed due to the roadway.

This is an interesting site because the trees on the site were planted as part of a landscape plan for the development. We are regulating these trees under the tree ordinance in order to be fair to other members of the public who may have planted trees that were also regulated by the ordinance. An example is a private property owner who is subdividing their land and has planted trees on it and those trees were regulated under the tree ordinance.

There are 18 high priority trees on the site. They are removing 15 or 83% which does not meet the tree ordinance where the maximum high priority tree removal is 35%, otherwise it must be zoned a PUD. However the council can approve this tree loss if it determines that there is a greater public good such as:

- a. providing reasonable use or access to the property;
- b. providing affordable housing;
- c. allowing for the creation or rehabilitation of a public road or trail;
- d. providing for a public utility service, such as a transmission line, ponding or a water tower;

- e. allowing for the creation or rehabilitation of a public park; or
- f. enabling redevelopment in a designated redevelopment area.

This redevelopment meets the above criteria in items c, e, and f.

Comparable Projects With the increase in residential development in the Ridgedale area, staff has continued to track measurable project statistics of development.

Name	Details	Stories	Height (ft.)	Density (units/acre)	Building Size (sq. ft.)	FAR	Hard surface (%)
Ridgedale Area Developments							
Ridgedale Active Adult Apartments (Proposed)	168 units of age restricted (50+)	6	60	71	187,862	1.81	80
1700 Plymouth 1700 Plymouth Rd	Mixed use building with 16,000 sq. ft. of retail and 120 units of market rate apartments	6	76	59	155,000	1.7	85
Cherrywood Pointe 2004 Plymouth Rd.	100-unit senior apartments	4	55	34	117,000	0.93	45
The Ridge 12708 Wayzata Blvd.	64-unit affordable apartment building	4	40	37	113,000	1.5	64
Ridgepoint 12600 and 12800 Marion Lane W	274-unit senior apartments	8	76	32	283,000	0.8	
Ridgegate 1919 YMCA Lane	60-unit market rate apartments	3	42	15	68,000	0.4	

Motion Options The planning commission has four options:

1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the rezoning ordinance, preliminary and final plat resolution, and site and building plan resolution, with variances.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the requested rezoning, preliminary and final plat, and final site and building plans, with variances. This motion must include a statement as to why denial is recommended.
3. Concur with some of staff's recommendations and disagree with the others. In this case, a motion should be made

recommending approval of the some and denial of the others. This motion must include a statement as to why denial is recommended.

4. Table the requests. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

**Neighborhood
Comments**

At the time of publication of this report, the city had received one comment regarding the formal application. Notices were sent to 1,118 property owners.

Deadline for Action

July 10, 2018



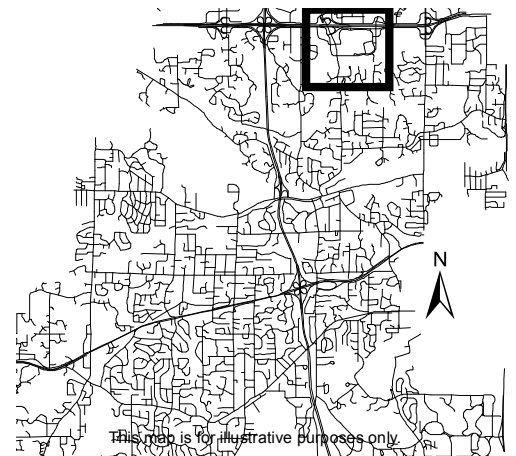
Subject Property



Location Map

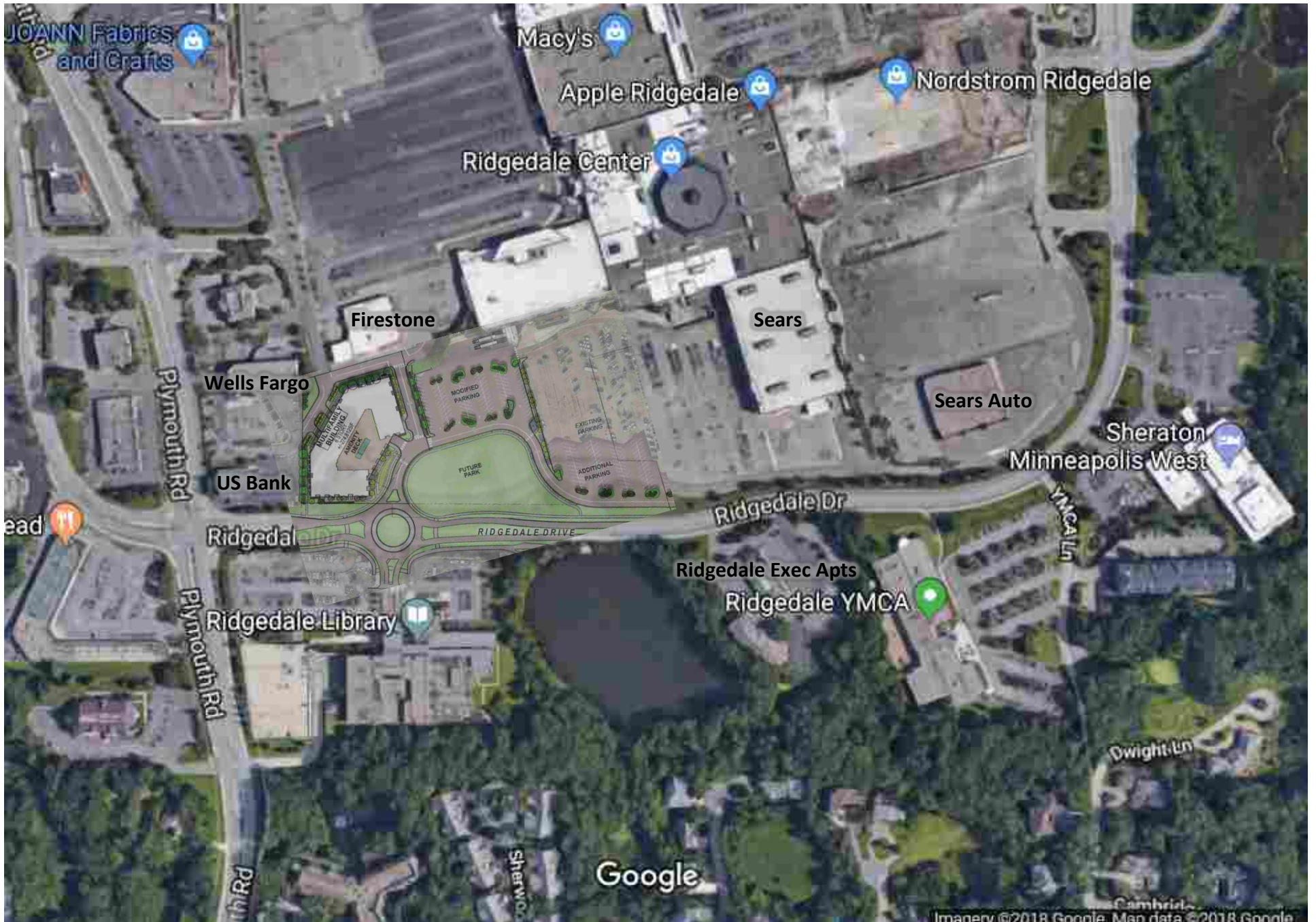
Project: Ridgedale Active Adult Apts

Address: 12421 Wayzata Blvd



This map is for illustrative purposes only.

Ridgedale Center Mall context showing Ridgedale Active Adult Apartments and Park



WELLS FARGO

FIRESTONE

JCPENNY

MULTIFAMILY BUILDING
6 STORY
+/-274,812SF

AMENITY DECK

MODIFIED PARKING

EXISTING PARKING

ADDITIONAL PARKING

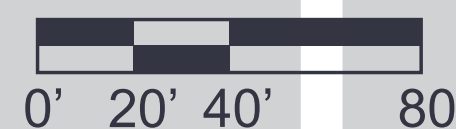
FUTURE PARK

RIDGEDALE DRIVE

Ridgedale Drive Development

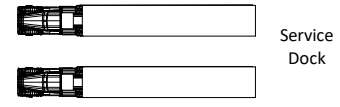
Minnetonka, Minnesota

Project # 160573022 03/09/2018



esg Kimley»Horn

Trammell Crow Company



NOTE: SEE LANDSCAPE PLAN FOR PLANTING LOCATIONS

March 9, 2018

1:50 SCALE



LEVEL 2 PLAN

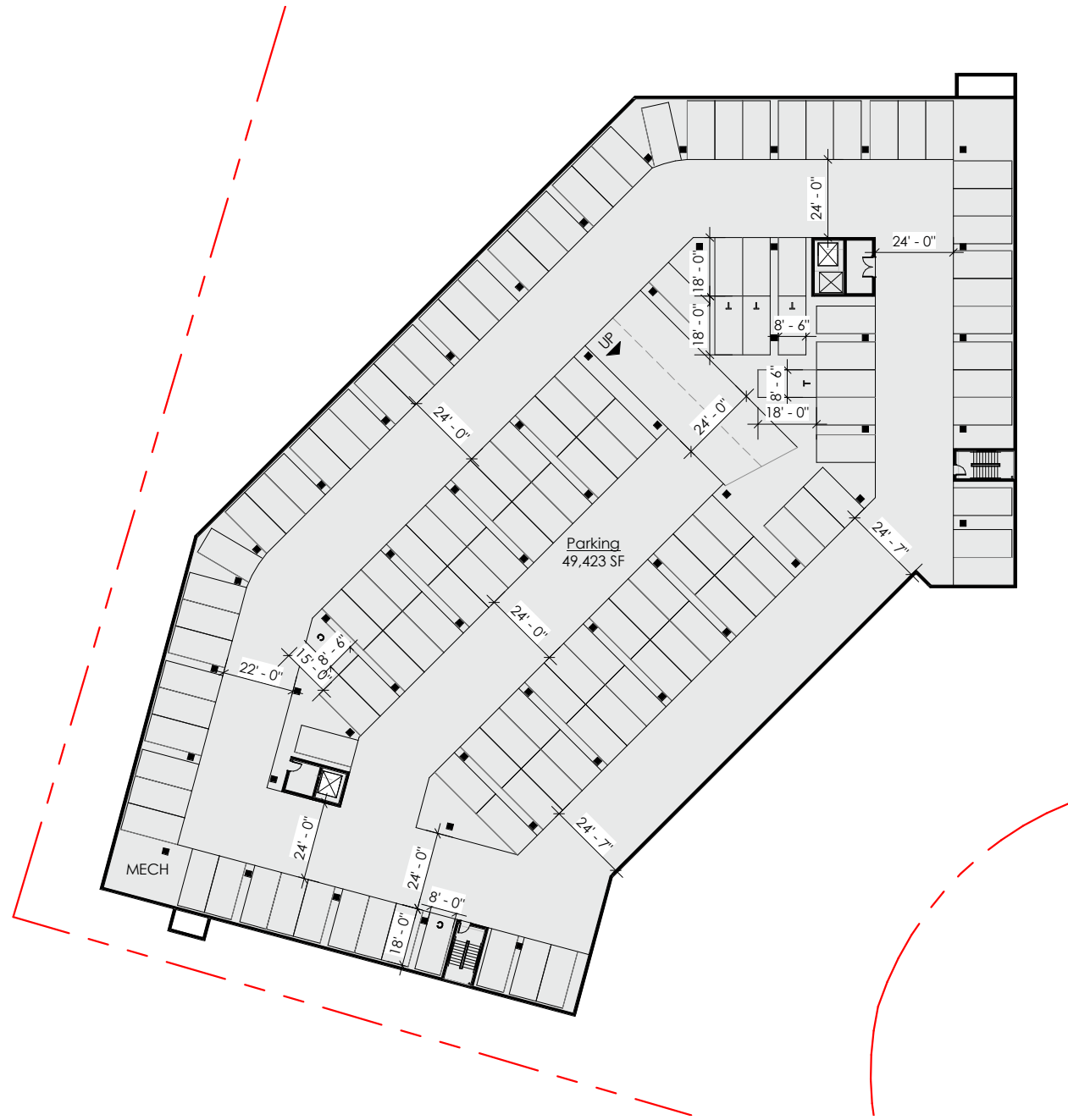


LEVEL 3-6 PLAN

March 9, 2018



1:50 SCALE



LOWER LEVEL PLAN

March 9, 2018



1:50 SCALE



March 9, 2018



March 9, 2018



March 9, 2018



March 9, 2018



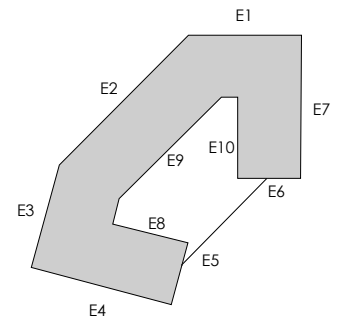
E1 - NORTH ELEVATION

E2 - NORTH/WEST ELEVATION



E3 - WEST ELEVATION

E4 - SOUTH ELEVATION



SCALE: 1"=30'

March 9, 2018



E5 - EAST ELEVATION

E6 - SOUTH/EAST ELEVATION

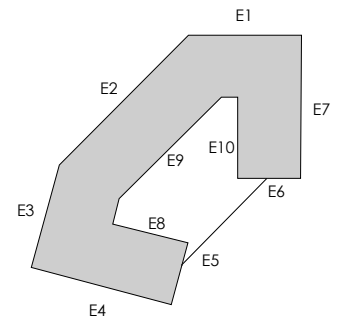
E7 - EAST/NORTH ELEVATION



E8 - NORTH COURTYARD ELEV

E9 - EAST COURTYARD ELEV

E10 - WEST COURTYARD ELEV



SCALE: 1"=30'

March 9, 2018

BUILDING METRICS							
LEVEL	TOTAL GSF	PARKING GSF	STALLS	AMENITY GSF	APT GSF	APT RSF	APT UNITS
LEVEL P1	49,423	49,423	129				
LEVEL 1	48,985	40,113	83		8,872	6,506	8
LEVEL 2	32,593			12,283	20,310	16,791	20
LEVEL 3	36,308				36,308	30,327	35
LEVEL 4	36,308				36,308	30,327	35
LEVEL 5	36,308				36,308	30,327	35
LEVEL 6	36,308				36,308	30,327	35
	276,233	89,536	212	12,283	174,414	144,605	168

GSF/STALL	422
STALLS/UNIT ENCLOSED	1.26
SURFACE STALLS	4
STALLS/UNIT INCL. SURFACE	1.29

RSF AVG	861
EFF	0.83

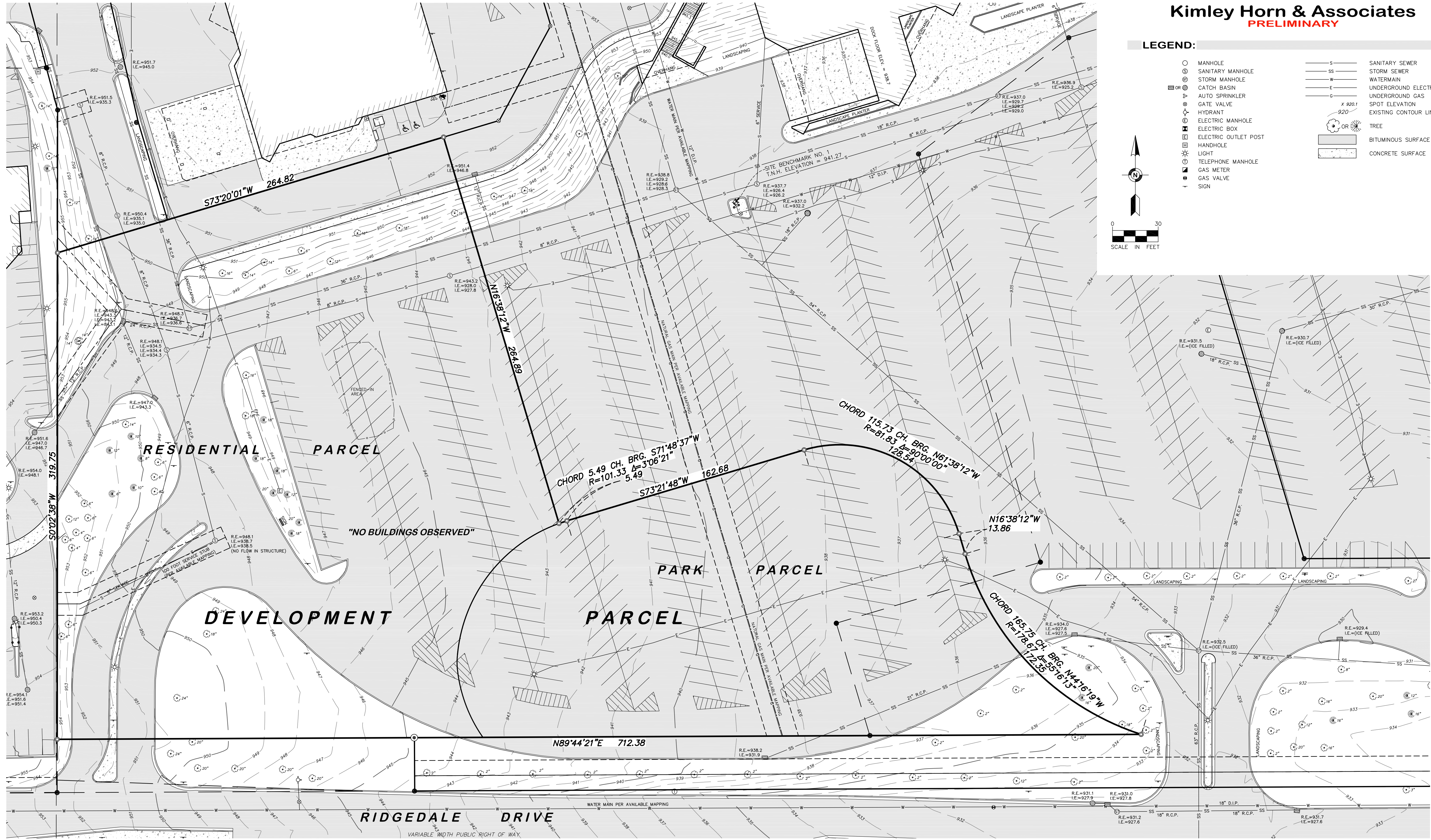
UNIT METRICS											
Level	1	2	3	4	5	6	TOTAL	%	Beds	Avg	Range
Junior 1 Bedroom	2	6	8	8	8	8	40	24%	40	578	551-622
1 Bedroom	2	3	8	8	8	8	37	22%	37	730	714-746
Large 1 Bedroom	2	6	5	5	5	5	28	17%	28	802	779-930
Junior 2 Bedroom	1	0	4	4	4	4	17	10%	34	1042	1018-1068
2 Bedroom	1	1	6	6	6	6	26	15%	52	1126	1087-1172
Large 2 Bedroom	0	4	4	4	4	4	20	12%	40	1251	1227-1275
	8	20	35	35	35	35	168		231	861	

PARKING STALL BREAKDOWN				
	Level P1 Enclosed	Level 1 Enclosed	Level 2 Surface	Total
Standard Stalls	123	75	3	201
ADA Stalls	0	5	1	6
Compact Stalls	2	2	0	4
Buried Stalls (Marked T for Tandem)	4	1	0	5
	129	83	4	216

March 9, 2018

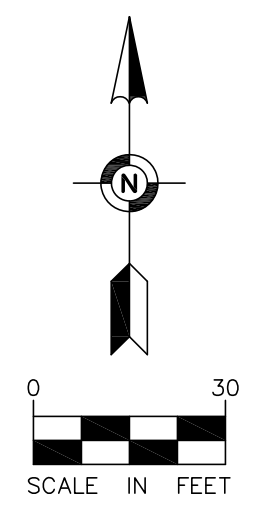
DEVELOPMENT PARCEL SITE IMPROVEMENTS

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley Horn & Associates
 PRELIMINARY



LEGEND:

- MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN
- ⊙ AUTO SPRINKLER
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC OUTLET POST
- ⊙ HANDHOLE
- ⊙ LIGHT
- ⊙ TELEPHONE MANHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ SIGN
- S — SANITARY SEWER
- SS — STORM SEWER
- W — WATERMAIN
- E — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS
- ⊙ SPOT ELEVATION
- x 920.1 — EXISTING CONTOUR LINE
- ⊙ OR ⊙ TREE
- ▭ BITUMINOUS SURFACE
- ▭ CONCRETE SURFACE



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
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JOB NO. 37646		CHECKED BY:		
FILE NO. 3711		ER		

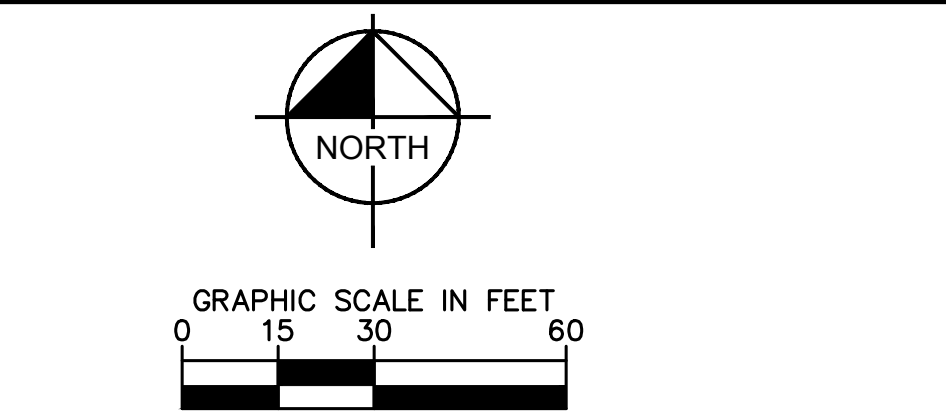
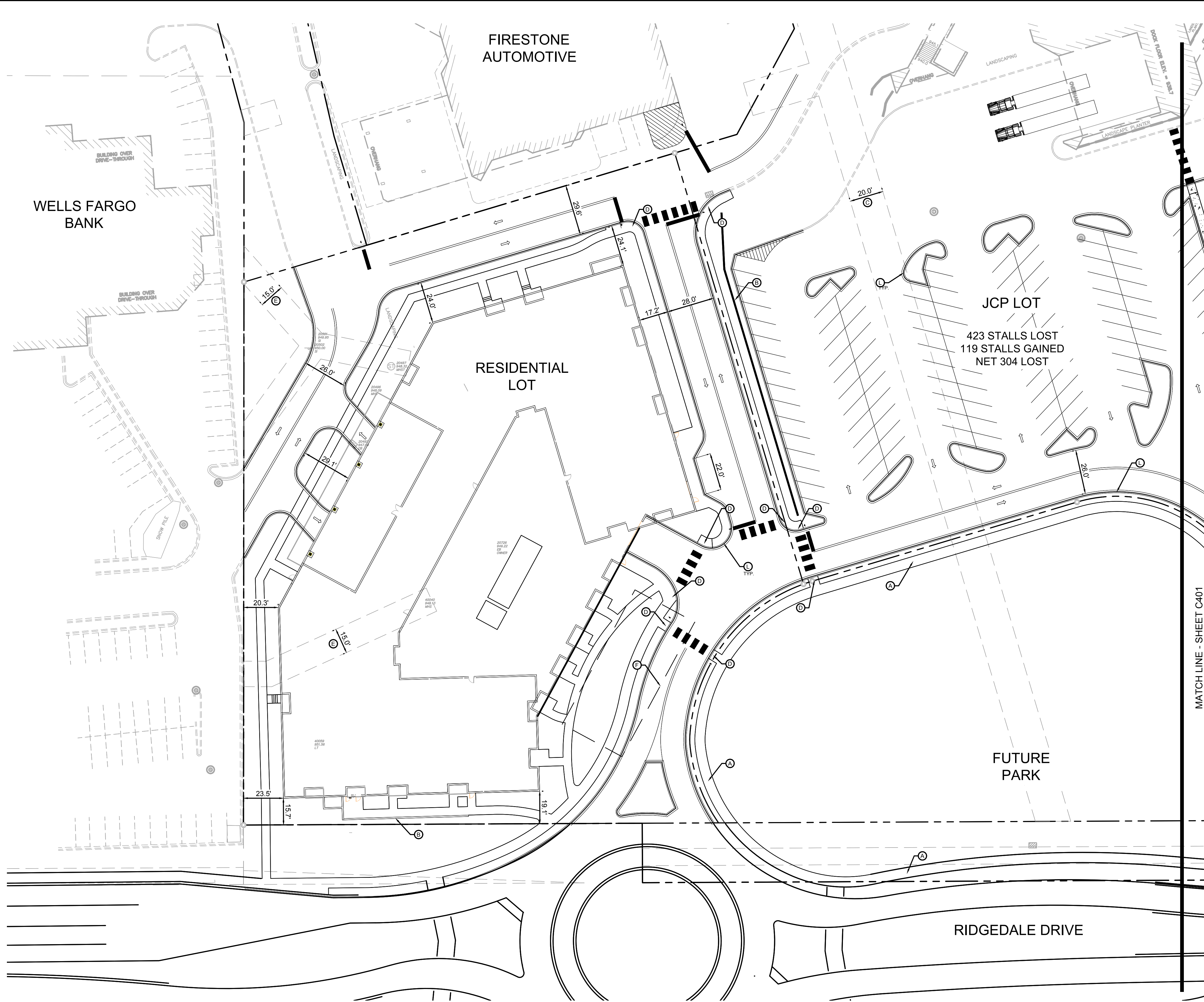
PRELIMINARY
ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:
Kimley Horn & Associates

PROPERTY ADDRESS:
 12421 Wayzata Boulevard
 Minnetonka, Minnesota 55305

Egan, Field & Nowak, Inc.
 land surveyors since 1872
 1229 Tyler Street NE, Suite 100
 Minneapolis, Minnesota 55413
 PHONE: (612) 466-3300
 FAX: (612) 466-3383
 WWW.EFNSURVEY.COM
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LEGEND

	PROPERTY LINE
	RETAINING WALL
	PROPOSED CURB AND GUTTER

KEYNOTE LEGEND

(A)	CONCRETE SIDEWALK
(B)	RETAINING WALL
(C)	EXISTING GAS EASEMENT
(D)	ACCESSIBLE CURB RAMP
(E)	EXISTING STORM SEWER EASEMENT
(F)	UNDERGROUND STORM WATER MANAGEMENT SYSTEM
(G)	- NOT USED -
(H)	- NOT USED -
(I)	- NOT USED -
(J)	- NOT USED -
(K)	- NOT USED -
(L)	B612 CURB & GUTTER (TYP.)
(M)	- NOT USED -
(N)	- NOT USED -
(O)	- NOT USED -
(P)	- NOT USED -

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EFN DATED 03/06/2018.
KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
 - PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
 - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
 - NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
 - REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
 - REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - FOR OFFSITE IMPROVEMENTS, SEE THE <RIDGEDALE> IMPROVEMENTS PLANS.

PROPERTY SUMMARY

RESIDENTIAL	2.37 AC ±
JCP	7.44 AC ±
PARK	1.31 AC ±

PRELIMINARY - NOT FOR CONSTRUCTION
RIDGEDALE ACTIVE ADULT APARTMENTS
 PREPARED FOR **TRAMMELL CROW COMPANY**
 MINNETONKA, MN

SITE PLAN

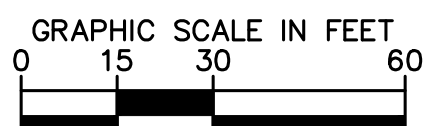
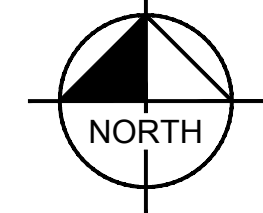
KHA PROJECT	160573022
DATE	03/09/2018
SCALE	AS SHOWN
DESIGNED BY	JNL
DRAWN BY	LEC
CHECKED BY	JNL

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
 JONATHAN N. LIBBY
 DATE: 03/09/2018 LIC. NO. 51278

Kimley»Horn
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 2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
 PHONE: 651-445-4197
 WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

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LEGEND

- PROPERTY LINE
- == RETAINING WALL
- === PROPOSED CURB AND GUTTER

KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) RETAINING WALL
- (C) EXISTING GAS EASEMENT
- (D) ACCESSIBLE CURB RAMP
- (E) EXISTING STORM SEWER EASEMENT
- (F) UNDERGROUND STORM WATER MANAGEMENT SYSTEM
- (G) -- NOT USED --
- (H) -- NOT USED --
- (I) -- NOT USED --
- (J) -- NOT USED --
- (K) -- NOT USED --
- (L) B612 CURB & GUTTER (TYP.)
- (M) -- NOT USED --
- (N) -- NOT USED --
- (O) -- NOT USED --
- (P) -- NOT USED --

SITE PLAN NOTES

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5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
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16. FOR OFFSITE IMPROVEMENTS, SEE THE <RIDGEDALE> IMPROVEMENTS PLANS.

PROPERTY SUMMARY	
RESIDENTIAL	2.37 AC ±
JCP	7.44 AC ±
PARK	1.31 AC ±

No.	REVISIONS	DATE	BY

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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160573022	03/09/2018	AS SHOWN	JNL	LEC	JNL

DESIGNED BY: JONATHAN N. LIBBY
 DATE: 03/09/2018
 MINN. LIC. NO.: 51278

SITE PLAN

RIDGEDALE ACTIVE ADULT APARTMENTS
 PREPARED FOR
TRAMMELL CROW COMPANY
 MINNETONKA, MN

SHEET NUMBER
C401

PRELIMINARY - NOT FOR CONSTRUCTION

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L1 FFE: 946.00
L2 FFE: 956.00
P1 FFE: 936.00

LEGEND

	PROPERTY LINE
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLAP END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERTFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

- GRADING PLAN NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNETONKA, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
 - CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
 - STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HDPE: 6" - 10" PER AASHTO M-252
HDPE: 12" OR GREATER PER ASTM F-2306
PVC SCH. 40 PER ASTM D-3034
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE PER ASTM 3212
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 - CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
 - SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
 - CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
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 - REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
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 - INSTALL A MINIMUM OF <4" CLASS 5> AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
 - UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF <4" OF TOPSOIL>.
 - ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
 - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
 - MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
 - CONTRACTOR TO PROVIDE 3" INSULATION BY 5" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
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 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

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PHONE: 651-945-4197
WWW.KIMLEY-HORN.COM

GRADING PLAN

RIDGEDALE ACTIVE ADULT APARTMENTS
PREPARED FOR
TRAMMELL CROW COMPANY
MINNETONKA, MN

PRELIMINARY - NOT FOR CONSTRUCTION

KHA PROJECT: 1605730022
DATE: 03/09/2018
SCALE: AS SHOWN
DESIGNED BY: JNL
DRAWN BY: BPC
CHECKED BY: JNL

DATE: 03/09/2018
LIC. NO.: 51276
MNH. LIC. NO.: 03092018

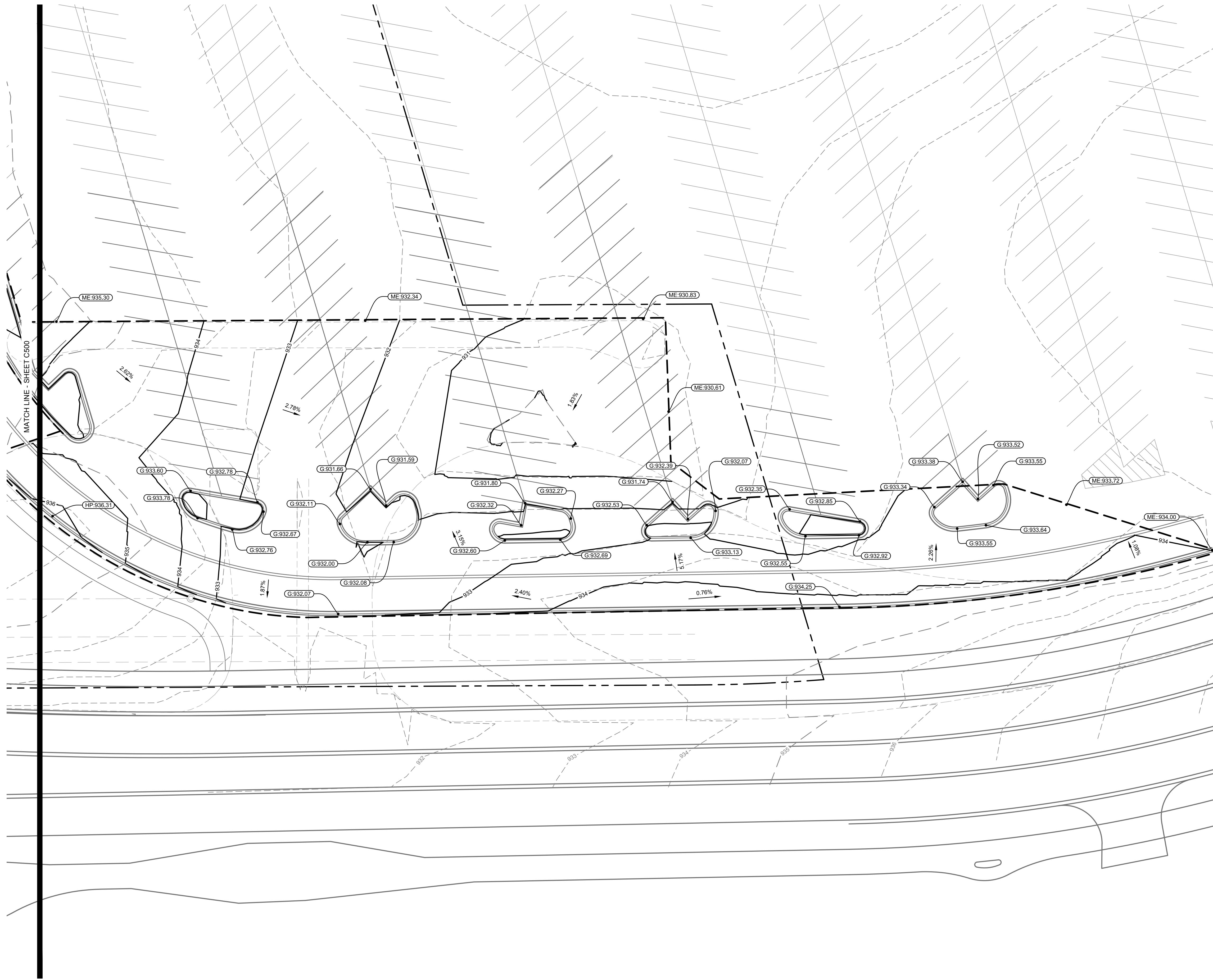
JONATHAN N. LIBBY, P.E.
MINN. LIC. NO. 51276

REVISIONS

No.	DATE	BY

SHEET NUMBER
C500

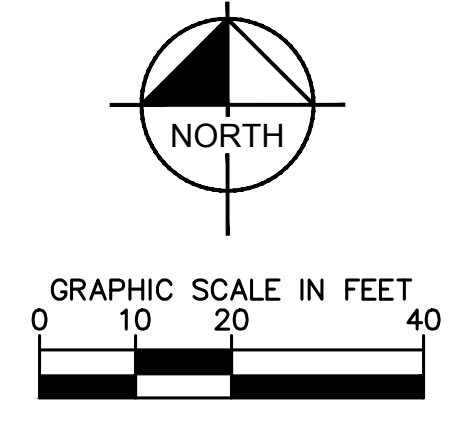
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LEGEND

- PROPERTY LINE
- - - LIMITS OF DISTURBANCE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- ◻ PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- ◻ PROPOSED STORM SEWER CLEOUT
- ▨ PROPOSED FLARED END SECTION
- ▨ PROPOSED RIPRAP
- ▨ PROPOSED STORM SEWER
- ▨ PROPOSED STORM SEWER
- ▨ PROPOSED SPOT ELEVATION
- ▨ PROPOSED HIGH POINT ELEVATION
- ▨ PROPOSED LOW POINT ELEVATION
- ▨ PROPOSED GUTTER ELEVATION
- ▨ PROPOSED TOP OF CURB ELEVATION
- ▨ PROPOSED FLUSH PAVEMENT ELEVATION
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PRELIMINARY - NOT FOR CONSTRUCTION

RIDGEDALE ACTIVE ADULT APARTMENTS
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TRAMMELL CROW COMPANY
MINNETONKA, MN

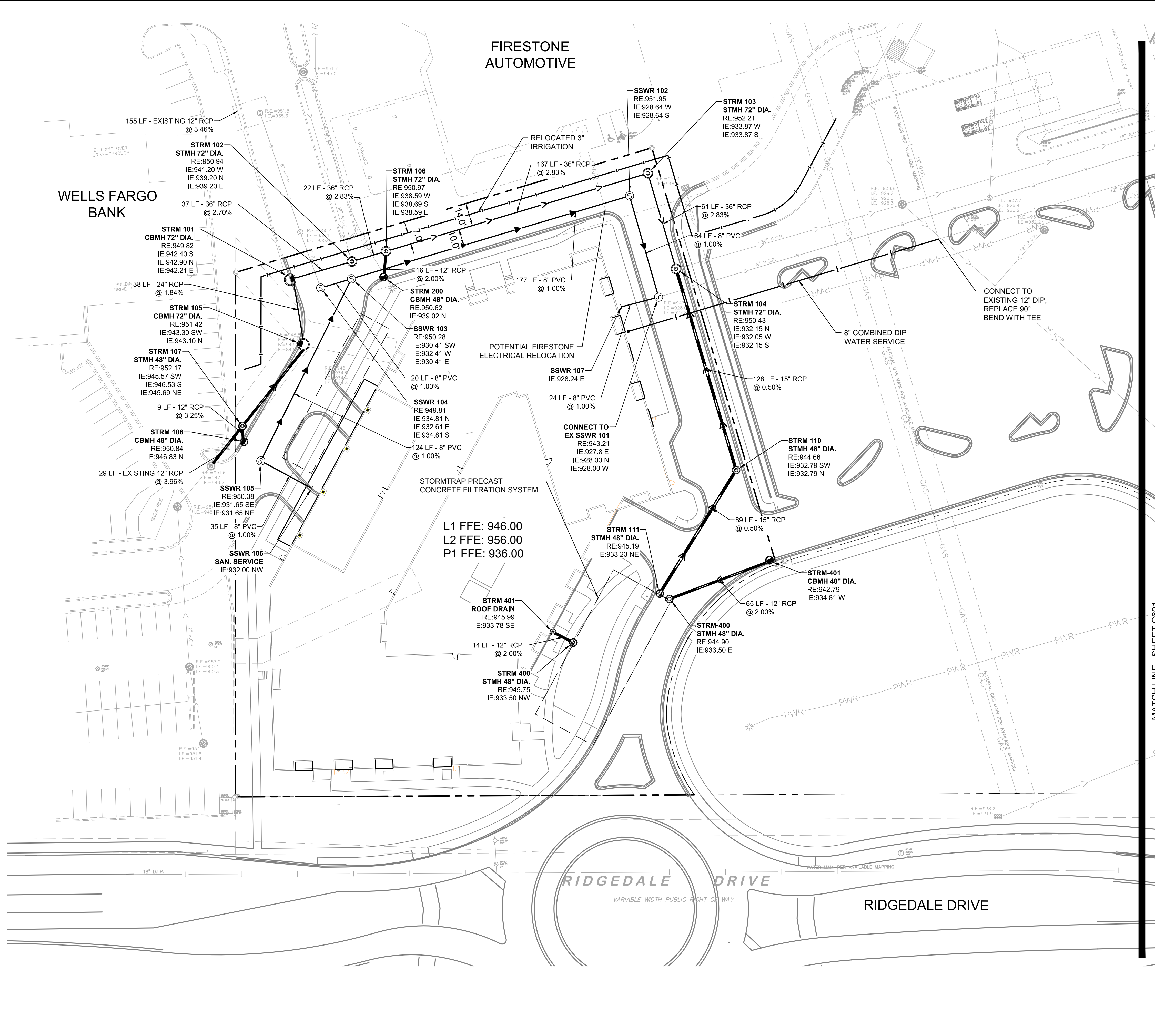
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PHONE: 651-445-4197
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

KHA PROJECT	160573022
DATE	03/09/2018
SCALE	AS SHOWN
DESIGNED BY	JNL
DRAWN BY	LEC
CHECKED BY	JNL
DATE:	03/09/2018
MIN	51276
LIC. NO.	51276

GRADING PLAN

SHEET NUMBER
C501

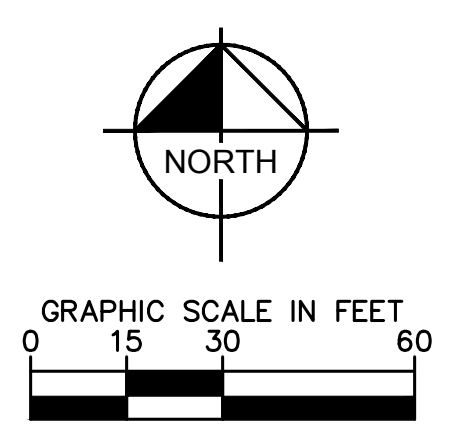


LEGEND

- PROPOSED REDUCER
- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED TELEPHONE
- PROPOSED GAS MAIN

- ### UTILITY PLAN NOTES
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
 8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
 8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
 6" PVC SCHEDULE 40 PER ASTM D-3034
 DUCTILE IRON PIPE PER AWWA C150
 - WATER LINES SHALL BE AS FOLLOWS:
 6" AND LARGER, PVC C-900 PER ASTM D 2241
 CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
 4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
 SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI B16.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
 - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 - ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
 - ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
 - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
 - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
 - LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 - TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
 - ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF MINNETONKA AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
 - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
 - BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
 - ALL ONSITE WATERMANS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

MATCH LINE - SHEET C601



PRELIMINARY - NOT FOR CONSTRUCTION

RIDGEDALE ACTIVE ADULT APARTMENTS
 PREPARED FOR TRAMMELL CROW COMPANY
 MINNETONKA, MN

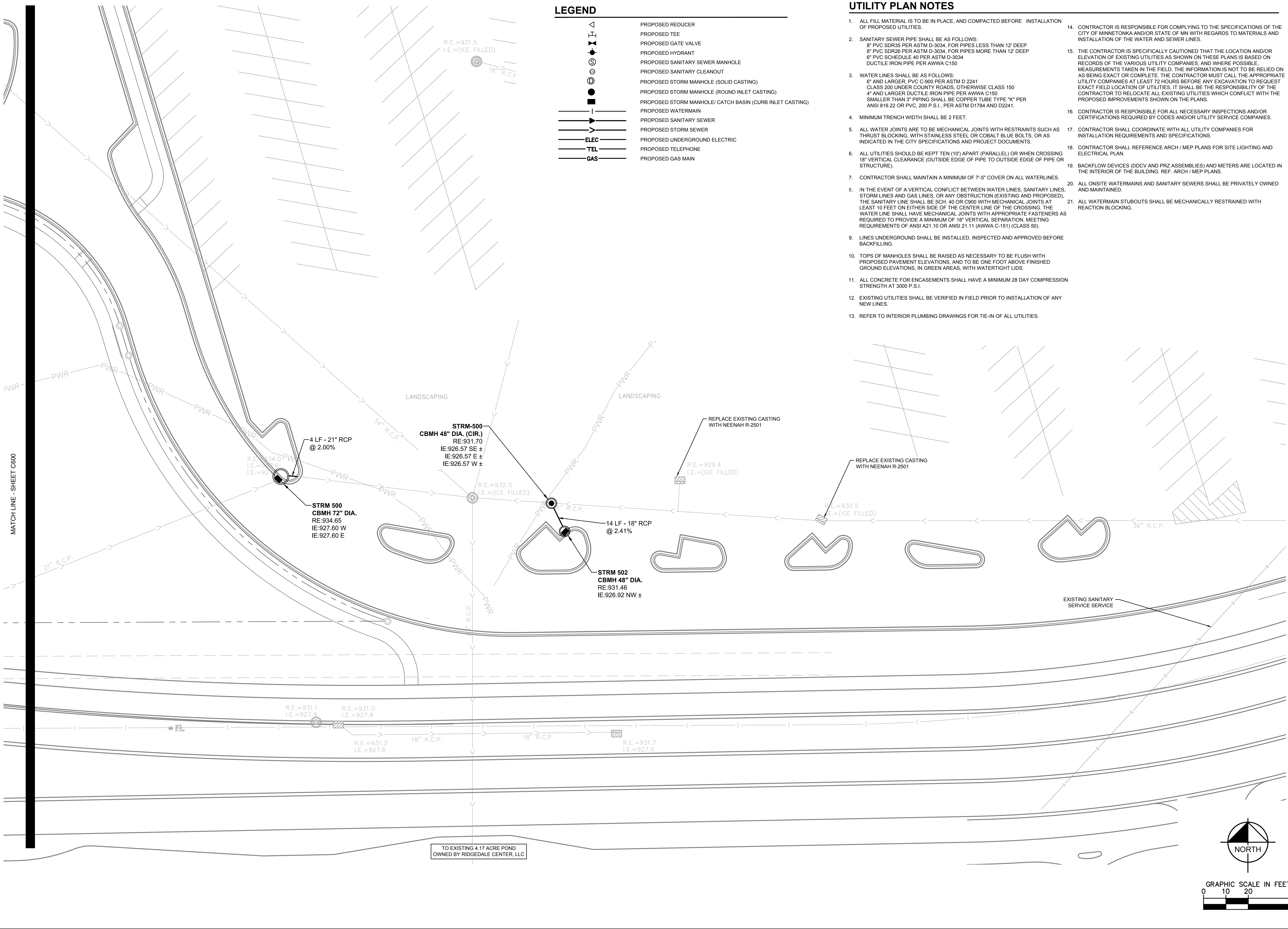
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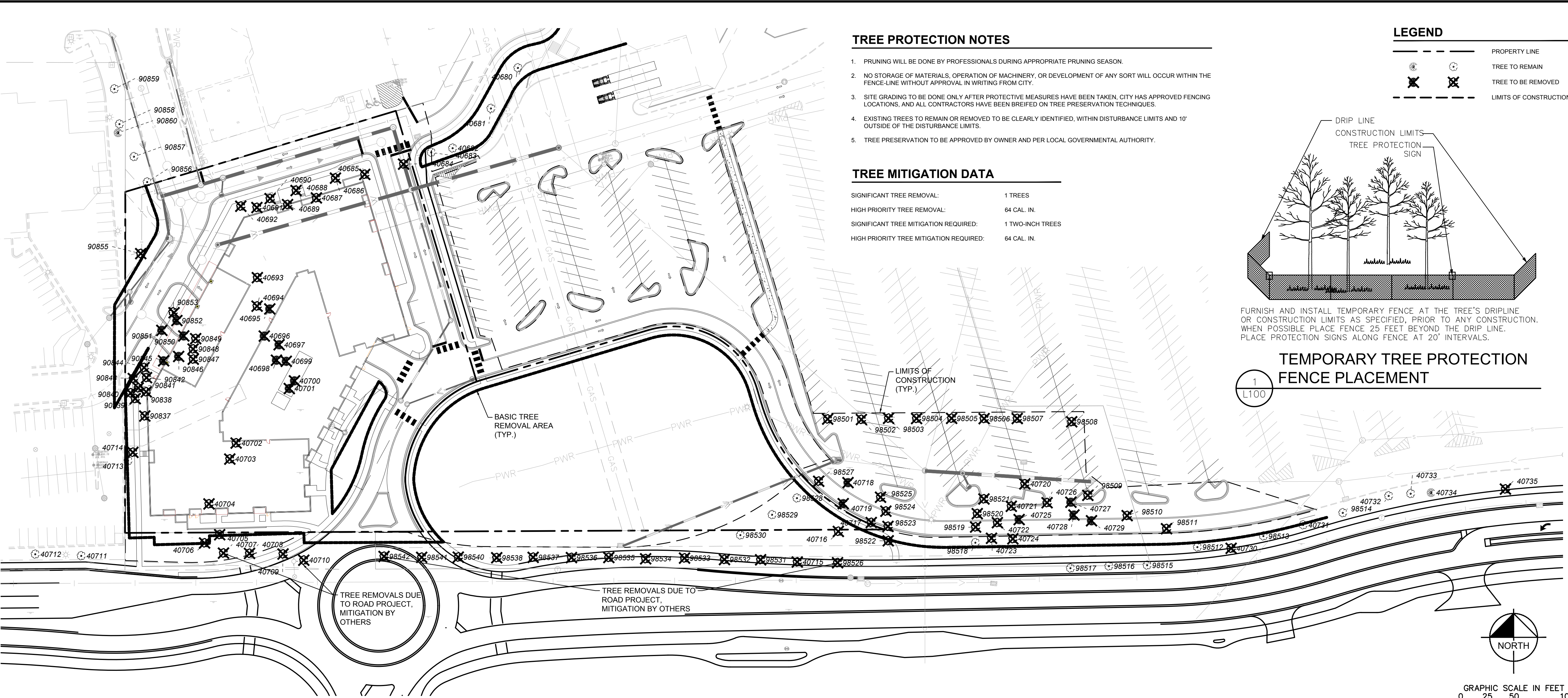
DATE: 03/09/2018
 TIME: 10:52:78
 USER: JONATHAN.N.LIBBY
 PROJECT: KHA PROJECT 1605730022
 DATE: 03/09/2018
 SCALE: AS SHOWN
 DESIGNED BY: JNL
 DRAWN BY: LEC
 CHECKED BY: JNL

REVISIONS
 No. DATE BY

UTILITY PLAN

SHEET NUMBER
C600





TREE PROTECTION NOTES

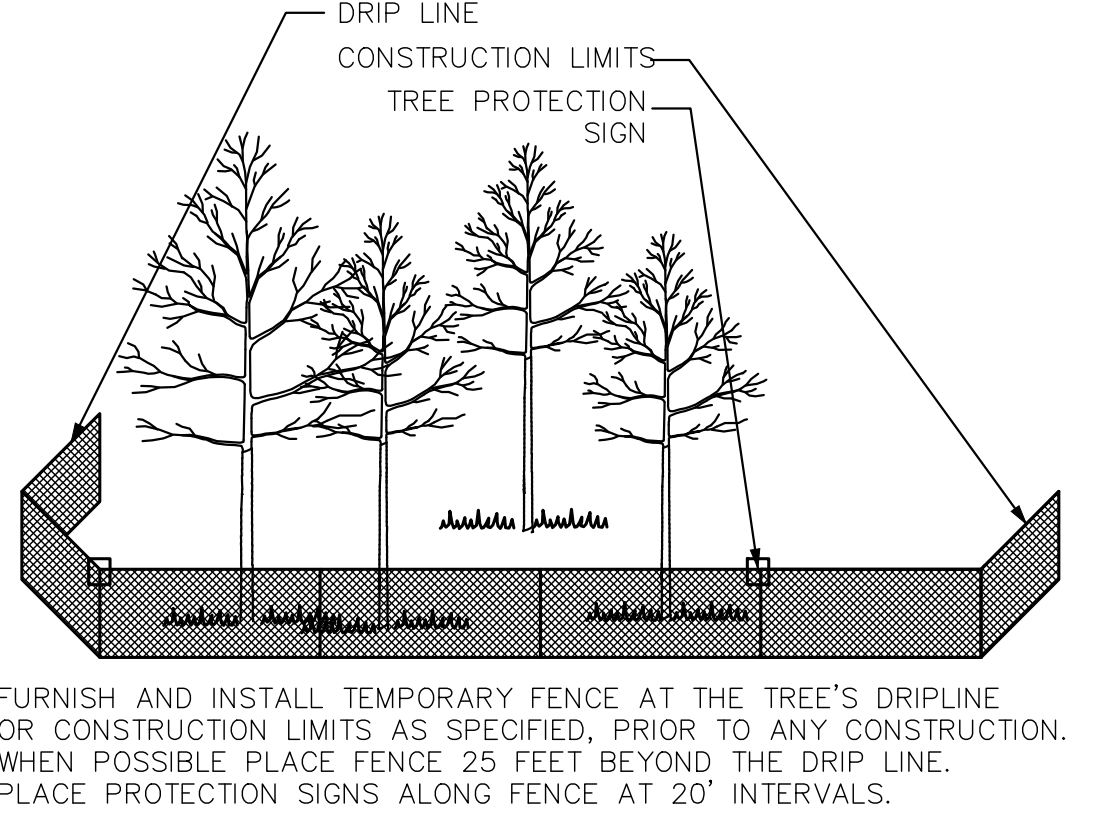
- PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
- NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM CITY.
- SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN. CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.
- EXISTING TREES TO REMAIN OR REMOVED TO BE CLEARLY IDENTIFIED, WITHIN DISTURBANCE LIMITS AND 10' OUTSIDE OF THE DISTURBANCE LIMITS.
- TREE PRESERVATION TO BE APPROVED BY OWNER AND PER LOCAL GOVERNMENTAL AUTHORITY.

TREE MITIGATION DATA

SIGNIFICANT TREE REMOVAL:	1 TREES
HIGH PRIORITY TREE REMOVAL:	64 CAL. IN.
SIGNIFICANT TREE MITIGATION REQUIRED:	1 TWO-INCH TREES
HIGH PRIORITY TREE MITIGATION REQUIRED:	64 CAL. IN.

LEGEND

- PROPERTY LINE
- TREE TO REMAIN
- TREE TO BE REMOVED
- LIMITS OF CONSTRUCTION



TEMPORARY TREE PROTECTION FENCE PLACEMENT

TAG #	SPECIES	CAL. IN. / HT.	MULTI-STEM	STATUS
40680		18		SAVED
40681		16		SAVED
40682		18		SAVED
40683		14		SAVED
40684		16		REMOVED
40685		18		REMOVED
40686		16		REMOVED
40687		12		REMOVED
40688		6		REMOVED
40689		6		REMOVED
40690		14		REMOVED
40691		14		REMOVED
40692		16		REMOVED
40693		16		REMOVED
40694		18		REMOVED
40695		18 / 7.5		REMOVED
40696		18 / 7.5		REMOVED
40697		18 / 7.5		REMOVED
40698		20 / 8.3		REMOVED
40699		12 / 5.0		REMOVED
40700		20 / 8.3		REMOVED
40701		18 / 7.5		REMOVED
40702		24		REMOVED
40703		18		REMOVED
40704		24		REMOVED

TAG #	SPECIES	CAL. IN. / HT.	MULTI-STEM	STATUS
M40705		20		REMOVED
M40706		24		REMOVED
40711		14		SAVED
40712		14		SAVED
40713		6		SAVED
40714		6	3	REMOVED
M40716		20		REMOVED
40717		18		REMOVED
40718		20 / 8.3		REMOVED
40719		16 / 6.7		REMOVED
40720		8	2	REMOVED
40721		16		REMOVED
40722		12	2	REMOVED
40723		20		REMOVED
40724		16		REMOVED
40725		16 / 6.7		REMOVED
40726		20		REMOVED
40727		12 / 5.0		REMOVED
40728		16 / 6.7		REMOVED
40729		16 / 6.7		REMOVED
40731		18		SAVED
40732		18		SAVED
40733		16		SAVED
40734		16		SAVED
40735		18		REMOVED

TAG #	SPECIES	CAL. IN. / HT.	MULTI-STEM	STATUS
90837	Crab Apple	6	2	REMOVED
90838	Crab Apple	6	3	REMOVED
90839	Crab Apple	4	3	REMOVED
90840	Crab Apple	6	2	REMOVED
90841		4	2	REMOVED
90842		6		REMOVED
90843		12		REMOVED
90844		6	3	REMOVED
90845		6 / 2.5	2	REMOVED
90846		10 / 4.2		REMOVED
90847	Crab Apple	6	2	REMOVED
90848	Crab Apple	6	2	REMOVED
90849	Crab Apple	6	3	REMOVED
90850		8 / 3.3		REMOVED
90851		12 / 5.0		REMOVED
90852		10 / 4.2		REMOVED
90853		14		REMOVED
M90855		14		REMOVED
90856		14		SAVED
90857		12		SAVED
90858		14		SAVED
90859		14		SAVED
90860		10 / 4.2		SAVED
98501		2		REMOVED
98502		2		REMOVED

TAG #	SPECIES	CAL. IN. / HT.	MULTI-STEM	STATUS
98503		2		REMOVED
98504		2		REMOVED
98505		2		REMOVED
98506		2		REMOVED
98507		2		REMOVED
98508		2		REMOVED
98509		3		REMOVED
98510		3		REMOVED
98511		3		REMOVED
98512		3		SAVED
98513		3		SAVED
98514		3		SAVED
98515		3		SAVED
98516		3 / 3.3		SAVED
98517		3		SAVED
98518		2		SAVED
98519		2		REMOVED
98520		2		REMOVED
98521		2		REMOVED
M98522		2		REMOVED
98523		2		REMOVED
98524		2		REMOVED
98525		2		REMOVED
98527		2		REMOVED
98528		2		SAVED

TAG #	SPECIES	CAL. IN. / HT.	MULTI-STEM	STATUS
98529		2		SAVED
98530		2		SAVED
*40707		20		REMOVED
*40708		20		REMOVED
*40709		20		REMOVED
*40710		20		REMOVED
*40715		12		REMOVED
*40730		6		REMOVED
*98526		2		REMOVED
*98531		2		REMOVED
*98532		2		REMOVED
*98533		2		REMOVED
*98534		2		REMOVED
*98535		2		REMOVED
*98536		2		REMOVED
*98537		2		REMOVED
*98538		2		REMOVED
*98540		2		REMOVED
*98541		2		REMOVED
*98542		2		REMOVED

NOTE:
 * DENOTES TREE REMOVALS DUE TO ROAD PROJECT, MITIGATION BY OTHERS.

M - DENOTES MITIGATION REQUIRED, OUTSIDE BASIC TREE REMOVAL AREA

No.	REVISIONS	DATE	BY

Kimley»Horn
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 2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
 PHONE: 651-445-4197
 WWW.KIMLEY-HORN.COM

THIS REPORT WAS PREPARED BY AN ENGINEER REGISTERED IN THE STATE OF MINNESOTA.
 SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 RYAN A. HILLETED, P.E.
 MN LIC. NO. 53828
 DATE: 03/09/2018

KHA PROJECT: 160573022
 DATE: 03/09/2018
 SCALE: AS SHOWN
 DESIGNED BY: RAH
 DRAWN BY: RAH
 CHECKED BY: RAH

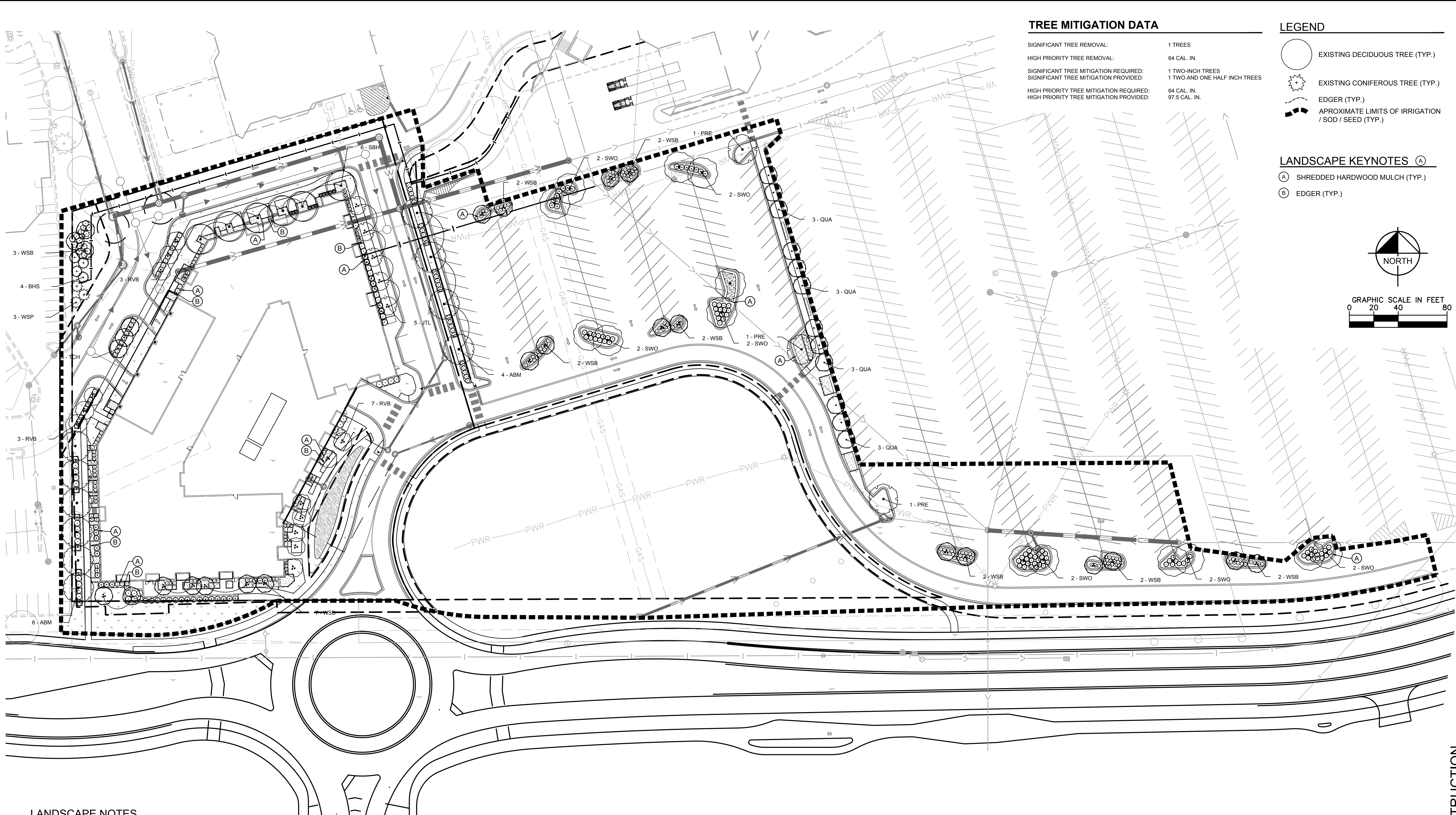
PRELIMINARY - NOT FOR CONSTRUCTION

RIDGE DALE ACTIVE ADULT APARTMENTS
 PREPARED FOR
TRAMMELL CROW COMPANY
 MINNETONKA, MN

TREE INVENTORY & PRESERVATION PLAN

SHEET NUMBER: **L100**

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TREE MITIGATION DATA

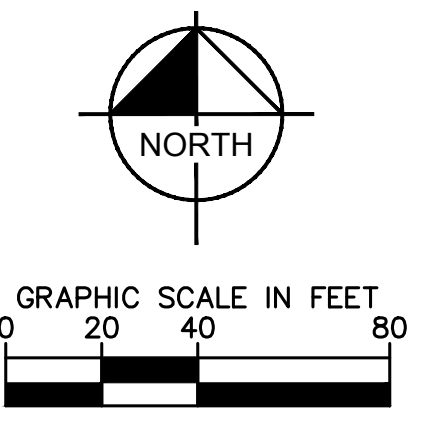
SIGNIFICANT TREE REMOVAL:	1 TREES
HIGH PRIORITY TREE REMOVAL:	64 CAL. IN.
SIGNIFICANT TREE MITIGATION REQUIRED:	1 TWO-INCH TREES
SIGNIFICANT TREE MITIGATION PROVIDED:	1 TWO AND ONE HALF INCH TREES
HIGH PRIORITY TREE MITIGATION REQUIRED:	64 CAL. IN.
HIGH PRIORITY TREE MITIGATION PROVIDED:	97.5 CAL. IN.

LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF IRRIGATION / SOD / SEED (TYP.)

LANDSCAPE KEYNOTES

- (A) SHREDDED HARDWOOD MULCH (TYP.)
- (B) EDGER (TYP.)



LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL 811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. 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.
6. 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 SAPS, 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.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. 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.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. 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.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT 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.
17. 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).
18. 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).
19. 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 MNDOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. 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.
21. 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.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

PRELIMINARY - NOT FOR CONSTRUCTION

RIDGEDALE ACTIVE ADULT APARTMENTS
PREPARED FOR
TRAMMELL CROW COMPANY
MINNETONKA, MN

LANDSCAPE PLAN

KHA PROJECT	160573022
DATE	03/09/2018
SCALE	AS SHOWN
DESIGNED BY	RAH
DRAWN BY	RAH
CHECKED BY	RAH

THESE CONCEPTS AND DESIGN PRESENTATIONS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THEY ARE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
RYAN A. HYLLESTED, P.L.A.
MN LIC. NO. 53828
DATE: 03/09/2018

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PLANT SCHEDULE RESIDENTIAL LOT						
CONIFEROUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
BHS	4	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B		6' HT
WSP	3	PINUS STROBUS	WHITE PINE	B & B	6' HT.	AS SHOWN
ORNAMENTAL TREES						
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
RVB	13	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B	6' HT.	AS SHOWN
WSB	10	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH CLUMP	B & B		6' HT
TCH	3	CRATAEGUS CRUS-GALLI INERMIS TM	THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL.	
JTL	5	SYRINGA RETICULATA	JAPANESE TREE LILAC CLUMP	B & B		6' HT
OVERSTORY TREES						
OVERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
ABM	6	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	AS SHOWN
SBH	6	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SUNCOLE'	SUNBURST HONEYLOCUST	B & B	2.5" CAL.	
CONIFEROUS SHRUBS						
CONIFEROUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
SGJ	30	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.	5' O.C.	
GOJ	3	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5 CONT.	4' O.C.	
TAU	11	TAXUS X MEDIA 'TAUNTONII'	TAUTON YEW	#5 CONT.	3' O.C.	
HMA	10	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#5 CONT.	3' O.C.	
TCA	7	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	#5 CONT.	5' O.C.	
DECIDUOUS SHRUBS						
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
RSV	27	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	#5 CONT.	5' O.C.	
RGD	19	CORNUS ALBA SIBIRICA 'RED GNOME'	RED GNOME DOGWOOD	#5 CONT.	4' O.C.	
DGD	8	CORNUS RACEMOSA	GRAY DOGWOOD	#5 CONT.	5' O.C.	
RTD	16	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	#5 CONT.	5' O.C.	
DBH	25	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3' O.C.	
ANH	12	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.	4' O.C.	
APC	9	RIBES ALPINUM	ALPINE CURRANT	#5 CONT.	4' O.C.	
SEM	11	SORBARIA SORBIFOLIA 'SEM'	SEM FALSESPIREA	#5 CONT.	3' O.C.	
JWS	11	SPIRAEA ALBIFLORA	JAPANESE WHITE SPIREA	#2 CONT.	3' O.C.	
NBV	6	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	#5 CONT.	5' O.C.	
PERENNIALS						
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING
	106	ASTER DUMOSUS 'WOOD'S BLUE'	WOOD'S BLUE ASTER	#1 CONT		12" o.c.
	16	BERGENIA CORDIFOLIA 'WINTER GLOW'	WINTER GLOW BERGENIA	#1 CONT		18" o.c.
	87	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT		30" o.c.
	20	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE SWAN CONEFLOWER	#1 CONT.		15" o.c.
	11	ECHINACEA X 'POW WOW WILDBERRY'	POW WOW WILDBERRY CONEFLOWER	#1 CONT		24" o.c.
	125	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED HAKONECHLOA	#1 CONT		16" o.c.
	10	HOSTA X 'KROSSA REGAL'	KROSSA RAGAL HOSTA	#1 CONT		48" o.c.
	37	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	#1 CONT		30" o.c.
	82	NEPETA X FAASSENII 'KIT KAT'	KIT KAT CATMINT	#1 CONT		18" o.c.
	112	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT		18" o.c.
	28	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT		18" o.c.
	46	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT		24" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING
	12,831 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		

CONCEPT PLANT SCHEDULE

 SAVANNA GRASS MIX
SEEDING RATE: BROADCAST: 3 LBS./
10,000 SQ. FT. DRILL: 8-10 LBS./ACRE
ASCLEPIAS SYRIACA / COMMON MILKWEED 1,088 SF

PLANT SCHEDULE PARKING LOT						
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
WSB	14	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH CLUMP	B & B		6' HT
QUA	12	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	1.5" CAL.	
OVERSTORY TREES						
OVERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPACING
ABM	4	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2.5" CAL.	AS SHOWN
SWO	14	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	AS SHOWN
PRE	3	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL.	
CONIFEROUS SHRUBS						
CONIFEROUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
SGJ	16	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.	5' O.C.	
DECIDUOUS SHRUBS						
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
AFD	39	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	#5 CONT.	3' O.C.	
DBH	91	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3' O.C.	
GLS	76	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4' O.C.	
APC	25	RIBES ALPINUM	ALPINE CURRANT	#5 CONT.	4' O.C.	
PERENNIALS						
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING
	50	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT		30" o.c.
	50	ECHINACEA X 'POW WOW WILDBERRY'	POW WOW WILDBERRY CONEFLOWER	#1 CONT		24" o.c.
	48	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'	BLUE HEAVEN LITTLE BLUESTEM	#1 CONT		24" o.c.
	28	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT		24" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING
	3,005 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		

PRELIMINARY - NOT FOR CONSTRUCTION

RIDGEDALE ACTIVE
ADULT APARTMENTS
PREPARED FOR
TRAMMELL CROW
COMPANY

LANDSCAPE
SCHEDULES

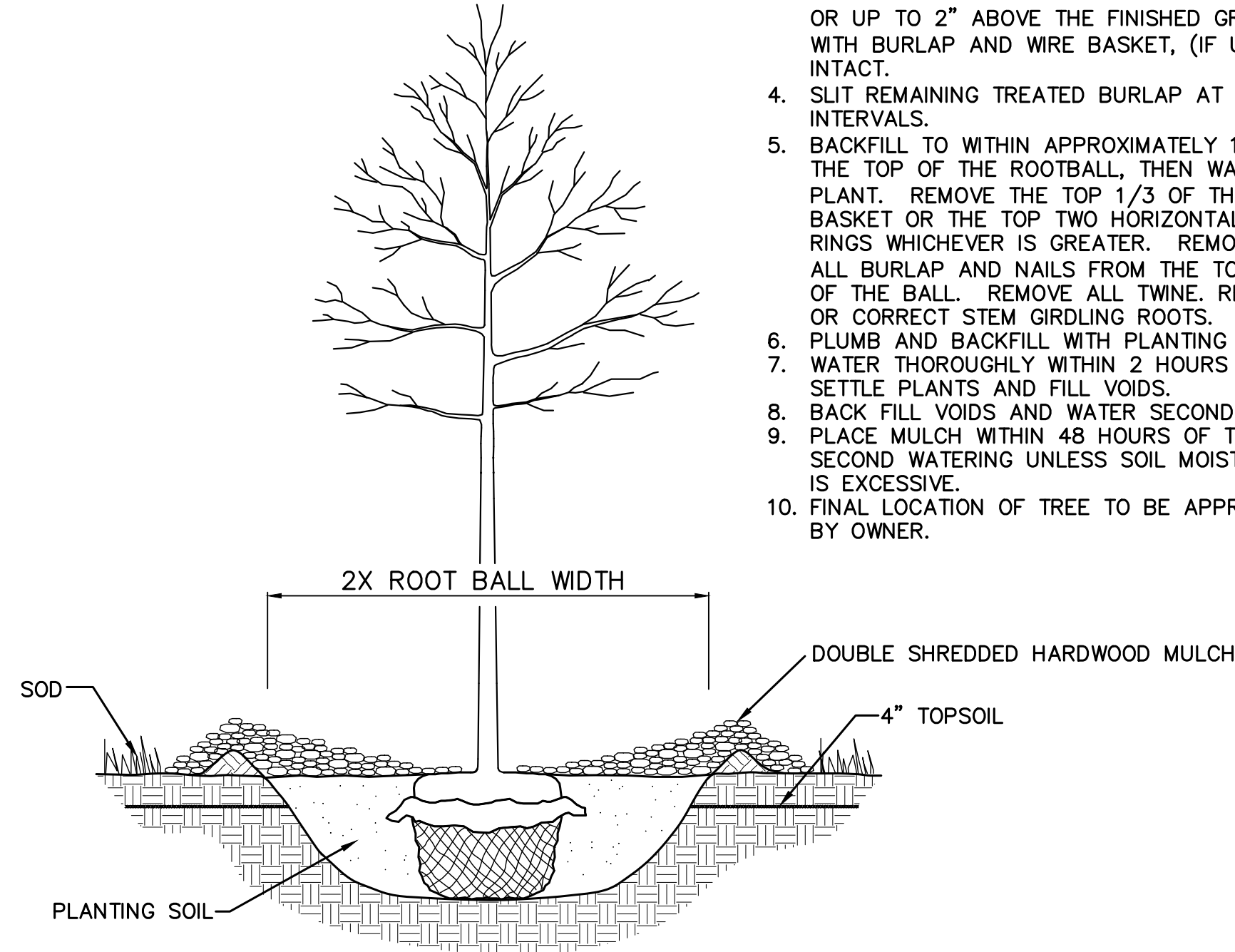
KHA PROJECT
160573022
DATE
03/09/2018
SCALE AS SHOWN
DESIGNED BY RAH
DRAWN BY RAH
CHECKED BY RAH

THESE CERTIFICATES HAVE BEEN PREPARED BY
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MINNESOTA.

RYAN A. HYLLESTED, P.E.
MN LIC. NO. 53828
DATE: 03/09/2018

Kimley»Horn
2017 KIMLEY-HORN AND ASSOCIATES, INC.
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
PHONE: 651-454-4197
WWW.KIMLEY-HORN.COM

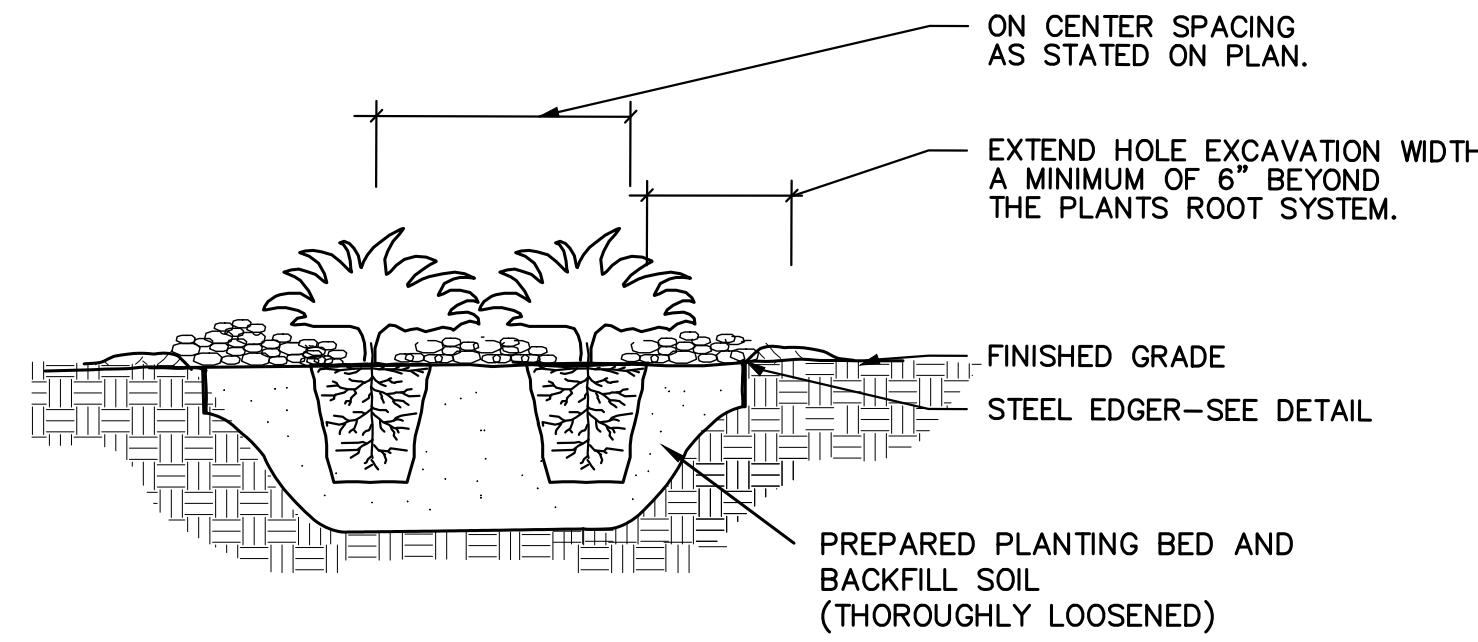
No.	REVISIONS	DATE	BY



NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL



NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB & PERENNIAL PLANTING DETAIL

PRELIMINARY - NOT FOR CONSTRUCTION

RIDGEDALE ACTIVE ADULT APARTMENTS
 PREPARED FOR
TRAMMELL CROW COMPANY
 MINNETONKA, MN

SHEET NUMBER
L103

LANDSCAPE DETAILS

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

RYAN A. HYLLESTED, P.E.
 MN LIC. NO. 53828
 DATE: 03/09/2018

KHA PROJECT 160573022	DATE 03/09/2018	SCALE AS SHOWN	DESIGNED BY RAH	DRAWN BY RAH	CHECKED BY RAH
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Kimley»Horn

2017 KIMLEY-HORN AND ASSOCIATES, INC.
 2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
 PHONE: 651-445-4197
 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

Concept Plan Review Meeting Minutes

Chair Kirk noted that existing parking problems for surrounding uses should not prevent a new use from being approved. The conditional use permit would require a parking agreement for additional parking stalls.

Chair Kirk asked for comments on the appropriateness of the use at the proposed location. Sewall felt that the use and location would be reasonable.

Schack stated that the success of Gold Nugget is a testament to the need for a restaurant of this type in the area. She did not think that the addition of the proposal would even meet that demand. The site is currently vacant. The proposal would be a definite improvement. The patio would be shielded by the building. It would not create a nuisance issue. She is comfortable with the use.

Powers stated that the positives would outweigh the possible negatives. Everyone would benefit. He supports the proposal.

O'Connell felt that the use would be reasonable for the site. It would look better than what is currently there.

Sewall commended the applicant for vetting the parking options before the meeting.

Powers liked the owner's presentation. He thought it was smart of the owners to look for parking alternatives.

Knight liked the use. He lives two blocks north and would walk to the restaurant, even in the winter. He looked forward to a new restaurant in the area.

Schack noted that Station Pizza is located in her back yard. When its application was reviewed, there was a lot of concern expressed by neighbors regarding parking and traffic. She has not experienced any trouble with parking. It has not been an issue. The whole neighborhood walks there in the winter as well.

Knight moved, second by Powers, to recommend that the city council adopt the resolution approving a conditional use permit with variances and an expansion permit for a restaurant with outdoor seating area at 5445 Eden Prairie Road.

Powers, Schack, Sewall, Knight, O'Connell, and Kirk voted yes. Motion carried.

Chair Kirk stated that this item is tentatively scheduled to be reviewed by the city council on Feb. 26, 2018.

9. Other Business

- A. Concept plan review for Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.**

Chair Kirk introduced the proposal and called for the staff report.

Gordon reported. Staff recommends that the planning commissioners provide comments and feedback on the identified key issues and others the commissioners deem appropriate. The discussion is intended to assist the applicant with future direction that may lead to the preparation of more detailed development plans.

Schack asked if residents provided positive feedback at the neighborhood meeting. Gordon answered in the affirmative. Those present liked the residential density located closer to the mall rather than at the edges.

Sewall asked if JCPenney would subdivide the site. Gordon answered that the intent would be for the applicant to purchase the land from JCPenney. A plat would be part of a formal application review process.

Chair Kirk noted that the proposed park would be an amenity for the public. Gordon agreed.

Chair Kirk drives Ridgedale Drive every day. He supports adding controlled-turn lanes rather than the current uncontrolled-turn lanes.

Johnny Carlson, of Trammell Crow, applicant, introduced himself and Lukas Van Sistine, architect for the project. Mr. Carlson said that:

- Gordon has done a great job reviewing the design.
- Trammel Crow is the nation's most active developer. He primarily focuses on multi-family housing. He has a lot of experience in the Midwest. He is a native of Minnetonka.
- Each project is designed to fit in the community.
- He reviewed some of Trammel Crow's developments including The Island Residences at Carlson Center.
- The development would be geared to active seniors with an age restriction of 55 years and older. Housekeeping, transportation, and meals may be paid for separately. There would be a full-time activities director.
- The units would be more expensive than market-rate apartments, but less than independent living. Rent for a one-bedroom unit would be about \$2,200.
- Residents who require more care would move off site.

Mr. Van Sistine stated that:

- He is excited about the project because there is a lot of parking space around the mall.

- He reviewed the floor plans. Levels one and two would walkout at grade. The building would appear to be six stories on the low side and five stories on the high side.
- There would be a sidewalk all around the building.
- The enclosed parking would be buried into the grade.
- There would be space for residents to form a community within the building.
- The renderings are conceptual. The neighboring office buildings would be taken into consideration. A more contemporary building would be appropriate. Something similar to the Nordstrom building with striated precast and different textures is being considered. The base would be brick.

Mr. Carlson explained the traffic pattern.

Powers asked why the height would be limited to six stories. Mr. Carlson said that the feasibility to fund operation of the site was considered along with the height of the surrounding buildings. All of the active-adult buildings developed by Trammell Crow have been six-stories tall.

Schack asked if there is a conversion plan for when senior housing is no longer in such demand. Mr. Carlson answered that the use would not provide senior care, but would fit a niche for active adults. The residents would be able to walk to the library, mall, and restaurants. The census data supports a strong demand for this type of use for a long time.

Wischnack noted that out of 24,000 households in Minnetonka, 13,000 are single-family units and 7,000 are in multi-unit structures. The number of households that are multi-family in Minnetonka equal nearly 30 percent.

Mr. Carlson explained that the smallest unit would be 566 square feet. That would be made as affordable as possible with rent around \$2,000. There would be small, medium, and large sizes of one-bedroom units and small, medium, and large sizes of two-bedroom units.

In response to Chair Kirk's question, Mr. Carlson stated that the guest parking would be self-contained. There would be a few stalls near the drop-off area. There would be 168 units, with approximately 160 occupied at the same time. The units typically have 1.1 number of vehicles per unit which would equal 176 stalls. The proposal includes 216 parking stalls, which would leave 40 stalls for staff and visitors.

Knight liked the view of the patio area around the pool. He asked if there would be community space on the roof. Mr. Carlson said that the amenities work best when they are all located in the same area. Most of the units would have a balcony.

Chair Kirk invited those present to provide input.

Tristan Lundblad, 1801 Welland Avenue, stated that he is in favor of the project. He wanted to make sure that the building standards would be maintained. He looked forward to working with Trammell Crow to make sure that the labor force would be union members. He wants the building to be standing and viable in 35 years. He thanked commissioners for volunteering their time and being active in the community.

Tom Tart, 1807 Timberline Trail, thanked staff for their time. He asked what type of framing would be used.

Chair Kirk thanked those who spoke.

Mr. Van Sistine explained that the framing would be wood, traditional framing for a building this size. The podium level would use precast floors.

Sewall stated that the more he thought about it, the more it made sense to him to locate multi-family housing near Ridgedale. The proposal would support Ridgedale Shopping Center. He liked locating the housing on the south end. He liked the green area and park. The proposal would be an asset to the mall and surrounding area. The mass would be appropriate inside the ring surrounding the mall. He suggested that a separate dog run/space be included.

Schack agreed with Sewall. She liked the location of the density inside the ring. She recommended that the building be constructed to provide the possibility of being converted to provide housing with no age restriction. She would like to see some continuity around the mall to provide walkability and tie it all together.

Powers likes adding high density in the Ridgedale area. There is a limited amount of space to go vertical. This is the place to do it. He would like the proposed building to be taller. There is a huge demand. The space is precious. He would be opposed to decreasing the height. Anything that gets seniors out of single-family houses would benefit Minnetonka. He liked the proposal.

Knight concurred. He liked the idea of building inside the mall's ring. The parking lots are huge. He asked where snow would be piled. He liked the proposal. He could envision himself living there. The restructuring of the drive aisles on Ridgedale Drive may block off the loading dock to JCPenneys. He was a little concerned with the tight turns for a large truck. The park is a good idea.

Gordon noted that if a round-about would be used, it would be designed correctly.

Chair Kirk noted that snow could be hauled away. Apartments now surround Southdale Center. This proposal would be more attractive than those apartments. He thought there might be a better way to decrease the appearance of the mass created by the horseshoe shape. He liked the proposed landscaping. The exterior white looks urban and hip, but he recommended breaking up the appearance of the exterior mass.

Chair Kirk stated that this item is tentatively scheduled to be reviewed by the city council on Feb. 5, 2018.

10. Adjournment

Sewall moved, second by Knight, to adjourn the meeting at 9:16 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

spend those funds effectively. Wischnack said occasionally the city will receive funds back like in a situation where the estimated award is higher than the actual award. Currently the city had money to spend that would be awarded on a first come, first serve basis.

Wiersum said the staff report included a lot of information about the city administering the program internally versus transitioning to have Hennepin County do so. He asked if the administrative fees had increased or remained the same. Wischnack said the fees had increased. City staff had struggled with keeping up with all the compliance requirements. If the city had kept the administrative duties, it was likely more staff time would have been needed for that purpose.

Bergstedt said things had been streamlined by having the county administer the program rather than requiring individual cities do a request for proposal. Wiersum agreed.

Wiersum opened the public hearing at 7:32 p.m. No one spoke. He closed the public hearing at 7:32 p.m.

Acomb moved, Ellingson seconded a motion to adopt resolution 2018-010 approving the proposed allocation for 2018 Urban Hennepin County Community Development (CDBG) program funds; authorize the negotiation and execution of a sub-recipient agreement with Urban Hennepin County and any third party agreements; and approve funding for HOME line in the amount of \$5,200 from the Development Account for 2018. All voted "yes." Motion carried.

14. Other Business:

A. Concept plan review for Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.

Gordon gave the staff report.

Acomb asked for more information about the housing study and what it showed about housing in the city for people over the age of 55. Gordon said there were a couple of groups in the senior market. One group included housing without services for active adults. Acomb noted the study showed the city was about 200 units short for active adults. Wischnack said the study showed the city was short 659 units for all seniors.

Johnny Carlson with Trammell Crow showed photos of other projects the company had done. He presented details about the type of housing and how it differed from other types of senior housing. The project architect, Lukas Van Sistine, from ESG Architects, presented information about the design.

Bergstedt said one of the first questions asked at the planning commission meeting was how the six story building was arrived at. Carlson said the key thing was looking at how tall the other buildings in the area were. This was a Carlisle

prototype being built in other parts of the country and was used to determine the right unit count. The site also was looked at to determine what was appropriate. Another factor was keeping the rents as low as possible.

Calvert said she watched the planning commission review and took to heart some of the questions that were asked. She asked if a rooftop amenity was being looked at. Carlson said if a market rate apartment building was being looked at rather than age restricted housing, a sky deck would be included. The goal in this case was to get all the amenities in one spot to create daily interaction between the residents. Creating a rooftop amenity with the others on the ground would bifurcate the space. He said a rooftop amenity would still be looked at as the plan moves forward.

Calvert said looking at where vehicles pull into the parking lot from the roundabout, there was an immediate turn into the parking area. She said she had some concern with this. Gordon said staff would like to study the intersection further. Calvert said she was really excited about the additional green space. She liked how Sistine had explained the inspiration for the exterior of the building. It was a lot of mass with a very smooth surface. It differed from a retail space. There was a visual breakup that broke up the mass.

Acomb asked if there was consideration for affordable units within the project. Carlson said affordable units had been incorporated in other Trammell Crow market rate buildings. He said this was a different rent check considering the different things residents would be paying for. Financially it would be difficult to include affordable units. Acomb said looking at other active adult projects like one in Edina, affordable units were included. Carlson said Edina had an ordinance requiring affordable units. He said while Minnetonka did not have a similar ordinance, the goal for this plan was to drive the rents as low as possible. Wischnack clarified Edina has a housing policy and not an ordinance requiring affordable units. Minnetonka has a housing resolution with similar language.

Calvert noted there was a demographic bubble throughout the country. The type of resident living in this building would be different in 10, 20 or 30 years. She asked if there had been any consideration given to the need for more parking and some of the other things that would change in 30 years when a younger demographic occupied the building. Carlson said this was being viewed as a building that could be converted to independent living in the future. The amenity space was more geared toward this than for a younger demographic.

Ellingson said it was an interesting concept. He noted currently this part of the parking lot often had few cars parked in it. He questioned if the mall needed the parking. Carlson said he was working with all the retailers, the anchors and General Growth. The current parking ratio was being looked at as well as where it was headed in the future. The least parking demand was in the southwest corner. He indicated the mall owners and the tenants supported the project.

Calvert asked Carlson if any of his projects had a sustainable building component including LEED certification. Carlson said Trammel Crow would

consider incorporating sustainability for this project. The certification typically is part of the design process. The goal in this case would be to deliver a sustainable project. Sometimes a project is designed using the LEED certification requirements but the actual certification is not pursued.

Acomb asked if there was any flexibility to the location, design, shape and size of the park area. Carlson said the original plan presented to staff had the building shifted to the east. The building was shifted west when staff indicated a city goal would be to have a park and change the roundabout access. The goal was to get the largest park possible and maximize the walkability to the park and to the mall. He said the shape of the park would likely continue to evolve through the process. Wischnack noted General Growth owned the eastern portion so that piece would have to be negotiated with them. Acomb said the location and size of the park didn't fully meet the city's vision. She said she spoke with Wagner and he shared that concern.

Bergstedt said over the last year, as the council looked at various projects, they had discussed the huge need for some type of park or open space. He said this was an opportunity to reach a piece of that goal. He didn't think the city should be too prescriptive without considering all the options and ensuring the overall area flowed better. He said the park idea was great but it was a starting point. He thought the concept met some of the vision for the Ridgedale area with higher density, higher height and a quality development.

Acomb agreed and said she was thrilled to see density built in the parking lot. She was fine with the architecture and the setbacks. Her concern was related to affordability and wanting that to be included in the project.

Calvert said agreed with Bergstedt and Acomb. She was glad to see the higher height which was restricted in other parts of the Ridgedale area. She liked many things about the project but agreed with Acomb's comments about including some affordable units. She was excited to see there was a possibility to include some LEED building practices. The added green space, whatever it ended up being, would be great.

Dr. Mark Stesin, 2000 Norway Pine Circle, said he was speaking on behalf of a coalition of five neighborhoods: his street, Dwight Lane, Austrian Pines, Sherwood Place and Sherwood Forest. The consensus was strong support for the city's effort to bring in high density housing. The assumption was all the new buildings would be compliant with the comprehensive guide plan and also be sensitive to those who had lived in the city for the last 20 to 30 years. The coalition of neighbors support this concept plan. The project was very appropriate for the space. The park space and size of the building were appropriate. The physical density was not an issue. The more important issue was the activity density. With 165 units there would be a lot of activity on a relatively small space. He said the property was far enough away from the neighborhoods that the activity density would not be much of an issue.

Annette Bertelsen, 13513 Larkin Drive, said she and her neighbors liked the apartment concept quite a bit. As far as the density they support this level of density. She said there were many neighborhoods that were engaged in the discussion about the Ridgedale area. Now that there was the first housing proposal for the inner circle, the neighbors were very excited about the land use and proposed density. She said when the city first presented the Ridgedale vision study, residents saw vignettes of a park adjacent to the mall. This excited them. People began to brainstorm ideas about synergy between events at the mall and events at the park. As the discussion about the park continued, she would like to see pros and cons discussed about the location. She said it was easy to forget that Ridgedale wasn't just a commercial hub. For many it was part of the fabric of their neighborhood. She suggested having neighborhood residents be part of the park committee along with councilmembers, planning commissioners and park board members. She volunteered to be the neighborhood representative.

Calvert said one of the things she really liked about the location of the building was that it was at the south end of the mall away from the freeway. She said it was a huge benefit to the building's residents.

Wiersum said this was an intriguing project. He appreciated the information about what an active adult apartment was and thought it was a niche that made sense in the community. He truly valued the social aspect for those who lived in the city but were looking to downsize. He agreed with the comments about the location of the building. He thought along with the improvements to Ridgedale Drive, this would be a very beautiful area of the city. Architecturally, he particularly liked the large windows that were shown. He thought the contemporary look and design would play very well. He said a park in Ridgedale was an important amenity. He spoke with Wagner earlier in the day and Wagner said one thing he wanted the others to be mindful of was the Sears location at the mall would redevelop in the fairly near future. The city could delay decisions and end up with nothing because it was always hoping for what may be available tomorrow. On the other hand, the council shouldn't be too afraid of that and not aim as high as it could for the park. It was important to keep an open mind to the possibilities for a park in the Ridgedale area. He recommended Wagner be the council representative on the committee because this was in his ward, but given Wagner's travel schedule that Acomb be appointed as the alternate.

15. Appointments and Reappointments:

A. Appointments and reappointments to Minnetonka boards and commissions

In addition to the appointments and reappointments listed in the council packet, Wiersum noted he was nominating Yunker to chair the EDAC.

Wiersum moved, Bergstedt seconded a motion to approve the appointments and reappointments to various advisory boards, commissions and committees. All voted "yes." Motion carried.

Planning Commission Public Hearing
Meeting Minutes

E. Items concerning Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.

Chair Kirk introduced the proposal and called for the staff report.

Gordon reported. He recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Chair Kirk thought the parkway would be brilliant. It would clean up the traffic and provide a safer thoroughfare.

Schack asked if a precedent would be set regarding FAR and setbacks. Gordon provided comparable projects in the staff report. The FAR in the ordinance does not yet reflect the current vision for the area. The ordinance was established 30 years ago.

Chair Kirk was not concerned with the FAR, but was concerned with the setback. He questioned if adjacent properties would be limited due to the site's proposed setbacks. Gordon thought it would depend on the neighboring use.

Hanson asked if the material would be metal instead of stone. Gordon explained that the white panels would be metal. The darker features would be brick or metal panels. The grey and brown would be cement panels. The Island Apartments uses the same panels.

Mary Lucas, Trammel Crow Company, applicant, introduced herself and project architect Lucas Van Sistine of ESG Architects. She stated that they were available to answer questions. Mr. Van Sistine explained the change to the round about which opened up the building and made the park a little larger.

Sewall asked for the number of visitor parking stalls. Ms. Lucas stated that there would be 4 outside and 40 stalls inside for staff and visitors. Mr. Van Sistine stated that there would be a designated area for dogs "to go."

In response to Chair Kirk's question, Mr. Van Sistine explained the traffic pattern for moving trucks on the site.

The public hearing was opened.

Annette Bertelsen, 13513 Larkin Drive, stated that she and her neighbors support the project. She likes the amenities. The proposal is well planned out. There would be residential units within the perimeter of Ridgedale Center to provide density away from single-family houses. She is thankful for the developer being interested in helping the city meet its housing goals. She had three main concerns with the park. The park area would not provide density. The park area may be needed for parking in the future. She did not love the location of the park. She would like it closer to the mall so it could be part of the mall events. She was concerned with the money the city would spend to plan the park and purchase the land.

Dr. Mark Stetsin, 2000 Norway Pine Circle, stated that he represented a coalition of neighbors from the Norway Pine Circle, Austrian Pine, and Sherwood Forest neighborhoods. He supports the city developing high-density housing. He strongly supports the project being located north of Ridgedale Drive. He is excited about a park.

It would be a great use of the land overall. The project would be far enough away so that the physical mass and density of the building would not be a problem. It is a winning project for the city. It would not change the character or integrity of the neighborhood.

No additional testimony was submitted and the hearing was closed.

Gordon provided an aerial view of Ridgedale Center on the Friday after Thanksgiving to show available parking areas. He was not too concerned with precluding potential future developments. The developer would provide land for a park in lieu of the park dedication fee of \$840,000. The 1.3 acres to be used for a park is worth \$1.1 million to \$1.5 million. The city council is allocating funds for improvements for the park. Wischnack added that the opportunities for parks are few and far between. The vision included a lot of ideas. Crane Lake has not been forgotten. This is an opportunity that the city may not be provided again for a very long time.

Chair Kirk thought amenities must be provided for the residents living in the high-density housing. The library does not have a lot of green, outdoor area. The proposal moves in the right direction.

Schack saw the proposal as the start of a community-gathering place that would benefit the neighbors and mall visitors. She agreed that the site is the correct location for density. It would be a great project.

Hanson noted that consumers are changing their shopping habits. This is a chance for the city to bring in amenities. This is forward thinking to prepare for increased shopping online. He was not concerned with parking. He supports the proposal.

Sewall likes the proposal. The city would be lucky to have a park at that location. The city does not have too many urban parks. The Ridgedale area is an appropriate location to have more dense housing. A park may be added on the southeast side of Ridgedale Center someday.

Chair Kirk agreed. He supports staff's recommendation. He appreciates the residents' input during the public hearing.

Sewall moved, second by Schack, to recommend that the city council adopt the master development plan, site and building plan with variances, and preliminary and final plats associated with Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.

Schack, Sewall, Hanson, and Kirk voted yes. O'Connell, Powers, and Knight were absent. Motion carried.

Revised Building Elevation Plans
(May 25, 2018)

From: Teresa Forsberg
To: [Loren Gordon](#)
Cc: [Aaron Roseth](#); [Maria Ambrose](#); [Gretchen Camp](#); [Lukas Van Sistine](#); [Lucas, Mary \(MLucas@trammellcrow.com\)](#); [Carlson, John @ Oak Brook](#); [Jon.Libby@kimley-horn.com](#)
Subject: RE: Trammell Crow - Ridgedale - Height
Date: Tuesday, May 29, 2018 11:55:20 AM
Attachments: [image001.png](#)
[2018-05-29 Ridgedale Active Adult Revised Exhibits for City Council FINAL high res.pdf](#)
Importance: High

Loren,

Please find attached the updated exhibits we owed you in preparation for the Jun. 4 City Council hearing.

To clarify, we are asking for a 64' maximum height (from proposed average grade), though, in reality, the building will likely be 61'-10" or 62' tall from proposed average grade. In previous exhibits, we were showing 60'-1" from proposed average grade, but average grade has been lowered to accommodate clearance needed under larger than anticipated overhead structural beams on Level 1; thus, the overall proposed building height has increased with the increase to Level 1's floor-to-floor height and the lowering of proposed average grade.

Please let me know if you have any questions.

Thank you,
Teresa

Teresa Forsberg, Assoc. AIA, LEED AP BD+C, Project Designer

ESG | Architecture & Design

p 612.524.4225 | www.esgarch.com

The logo for ESG Architecture & Design, featuring the lowercase letters 'esg' in a bold, red, sans-serif font.

From: Lukas Van Sistine
To: [Loren Gordon](#)
Cc: [Teresa Forsberg](#); [Gretchen Camp](#)
Subject: Trammell Crow - Ridgedale - Height
Date: Friday, May 18, 2018 1:42:03 PM
Attachments: [image001.png](#)

Loren,

Teresa and I just left you a voice message regarding height at the Ridgedale Trammell Crow Active Adult development.

As we work through the building wall section details we're nervous our specificity in our application may get us into trouble later. We're finding some pieces in flux that will push and pull as the design comes together. For example, with the beams overhead at Level 1, we are looking to push Level 1 down 16-20", which may push the average grade plane down by 4-5", thus increasing the height by a few inches. Also, on the roof, depending on how much insulation we will want to get a higher efficiency, this may push up the parapet by 6-12".

Currently in our table, we show the building height to be 60' – 1" from the average grade plane to the typical parapet height. Height has not seemed to be an issue here, but since setback variances are tied to height we're wondering if there's a way to add some flexibility into the documents. Perhaps we could add some language that states a max height, so we have some flexibility to pursue the best design. I would suggest a 64' maximum height. Though we'll likely be around 61-62' in the end.

We left Teresa's number in the voice message since I will be out of the office next week. If you happen to get this today, please feel free to call me.

Thanks,

Lukas Van Sistine, Assoc. AIA, Designer, Senior Associate
500 Washington Avenue South, Suite 1080, Minneapolis, MN 55415
p 612.373.4618 | www.esgarch.com

esg



E1 - NORTH ELEVATION

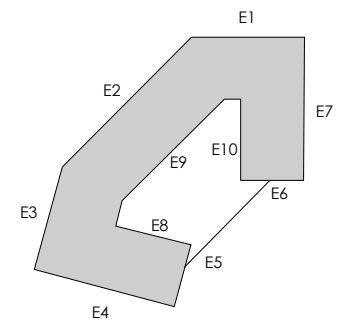
E2 - NORTH/WEST ELEVATION



E3 - WEST ELEVATION

E4 - SOUTH ELEVATION

 BRICK	 ARCHITECTURAL METAL PANEL	 HIGH PRESSURE LAMINATE PANEL OR METAL PANEL	 3 COLOR METAL PANEL BLEND	 CEMENTITIOUS PANEL COLOR #1	 CEMENTITIOUS PANEL COLOR #2
---	---	--	---	---	---



SCALE: 1"=30'

May 25, 2018



E5 - EAST ELEVATION

E6 - SOUTH/EAST ELEVATION

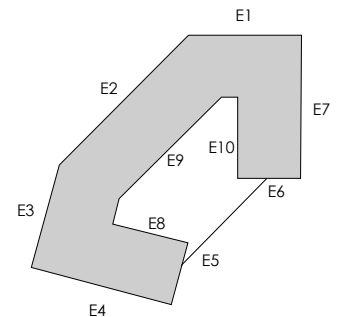
E7 - EAST/NORTH ELEVATION



E8 - NORTH COURTYARD ELEV

E9 - EAST COURTYARD ELEV

E10 - WEST COURTYARD ELEV



SCALE: 1"=30'

May 25, 2018

**Zoning Summary: Ridgedale Active Adult Apartments
Minnetonka, MN**



	Zoned PID (Planned I-394 District)	Detailed Requirements	Providing/Project as Proposed
USE	residential, office, retail	-	residential, office, retail (mixed)
LOT AREA, MIN. (SF)	3 acres (130,680 SF)	3 acres	2.38 acres
BUILDING FOOTPRINT (SF)	N/A	-	48,985
DENSITY	N/A	-	71 units/ac
HARDSURFACE COVERAGE (%), MAX.	60% for high density (more than 12 units/ac); 50% for mid density*	60.0%	80.5% (in residential lot alone); 59.5% (overall area disturbed, includes park, JCP and mall parking lots) which is a reduction from 76.7% existing impervious coverage
FLOOR AREA RATIO (FAR)**, MAX.	0.75 high density (more than 12 units/ac); .50 mid density*	0.75	1.81 (excluding below-grade Level P1 and excluding interior parking/vehicular circulation on partially buried Level 1); 2.19 (conservative FAR that only excludes below-grade Level P1)
HEIGHT, MAX.	N/A (per staff, use average grade; height regulated by the combination of building setback, floor area ratio and hardsurface coverage requirements; Sec. 300.31, 7, a, 2) -- City may establish stricter height restrictions based on the characteristics of a specific planned I-394 district project)	-	64' requested maximum (from proposed average grade to top of parapet)
FLOODPLAIN SETBACK, MIN.	(w/in FEMA's Zone X (area of minimal flood); not w/in FEMA's Zone AE)	-	N/A
WETLAND SETBACK, MIN.	refer to overlay map (not available online)	-	N/A
SHORELAND SETBACK, MIN.	refer to overlay map (not available online)	-	N/A
(OTHER SETBACK, MIN.)	refer to overlay map (not available online)	-	N/A
FRONT SETBACK, MIN., BLDG -- Ridgedale Dr/south side (arterial street)	use property boundaries; 50 ft from arterial street; not less than height of bldg up to max. 100 ft (bldg)	64' maximum (from proposed average grade)	15 FT 8 IN (Ridgedale Dr side; depends on final plat)
SIDE SETBACK, MIN., BLDG -- west side (collector street)	use property boundaries; 35 ft from local or neighborhood collector street; not less than height of bldg up to max. 100 ft (bldg)	64' maximum (from proposed average grade)	19 FT 11 IN (west side; depends on final plat)
SIDE SETBACK, MIN., BLDG -- east side (collector streets)	use property boundaries; 35 ft from local or neighborhood collector street; not less than height of bldg up to max. 100 ft (bldg)	64' maximum (from proposed average grade)	47 FT 10 IN (east side; depends on final plat)
AGGREGATE SIDE SETBACK, MIN.	N/A	N/A	N/A
REAR SETBACK, MIN., BLDG -- north side (local street)	use property boundaries; 35 ft from local or neighborhood collector street; not less than height of bldg up to max. 100 ft (bldg)	64' maximum (from proposed average grade)	54 FT 9 IN (north side; depends on final plat)
PARKING, SPACES	Sec. 300.28, #12***, parking spaces required	spaces required: - if Senior Housing: 168 spaces min. - if Multi-Family Housing: 336 spaces min. - if Retail: 5 spaces min. - if Visitor pkg required: tbd by City staff - compact: 25% max. of required parking Min. required: 173-341 spaces	Proposed parking stalls: - ramp: 212 - surface: 4 Total: 216 (visitor parking to be determined by City staff)
PARKING, STALL DIMENSIONS	Sec. 300.28, #12***; pkg stall dimensions: - standard: min. 8.5x18 FT (90 degrees) - compact: 7.5x16 FT (90 degrees), 8x16.5 (75 deg), 8.5x17.5 (60 deg)	stall dimensions: - standard: min. 8.5x18 FT (90 degrees) - compact: 7.5x16 FT (90 degrees), 8x16.5 (75 deg), 8.5x17.5 (60 deg); - compact spaces: 25% of the total pkg spaces required	Proposed parking stalls: - proposing 1 compact stall that is 8.5x15 ft and doesn't comply and could be removed from totals provided
DRIVE AISLES	Sec. 300.28, #12***; drive aisle widths (90-degree pkg): - 22 FT aisle width = aisle serving 1 row of pkg - 24 FT = in a low-turnover pkg structure = office, industrial, residential complex - 26 FT aisle width = in pkg structures w/ high-turnover uses = retail uses & other w/ sim. traffic characteristics - the Planning Commission &/or City Council 'shall consider' compliance as well during Site & Building Plan Review	90-degree pkg: - 22 FT aisle width = aisle serving 1 row of pkg - 24 FT = in a low-turnover pkg structure = office, industrial, residential complex - 26 FT aisle width = in pkg structures w/ high-turnover uses = retail uses & other w/ sim. traffic characteristics	Residential uses comply.

* medium density: 4-12 units/ac; high density: greater than 12 units/ac

** Ch. 3, Definitions: MF buildings -- the sum of the following as measured from exterior walls: the fully exposed gross horiz. area of a bldg and 1/2 of the gross horiz. area of any partially exposed level such as a walkout or lookout level, excluding interior parking spaces and vehicular circulation areas.

*** compact spaces can be 25% of the total pkg spaces required; 2 pkg spaces for each dwelling unit is required for just the MF component of the bldg; visitor spaces tbd by City staff; 1 for ea. unit if classified as 'senior housing'; plus retail: one space for each 250 square feet of gross floor area within the building with a minimum of five parking spaces; tbd ultimately by Planning Commission/staff through an overall Master Development Plan amendment

Known variances

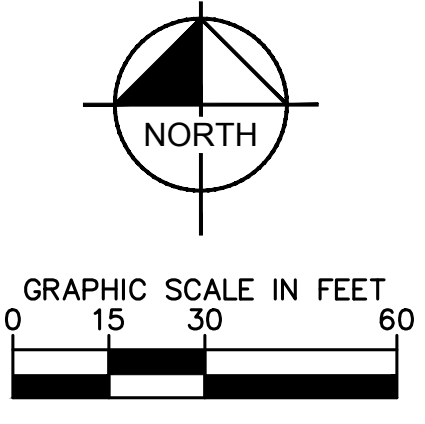


L2 FFE: 956.00
L1 FFE: 944.66
P1 FFE: 934.66

LEGEND

	PROPERTY LINE
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERTFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

- ### GRADING PLAN NOTES
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNETONKA, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
 - CONTRACTOR TO CALL GOPHER STATE CALL ONE @ <1-800-252-1166> AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
 - STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HDPE: 0" - 10" PER AASHTO M-252
HDPE: 12" OR GREATER PER ASTM F-2306
PVC SCH. 40 PER ASTM D-3034
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE PER ASTM 3212
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
 - CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
 - SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
 - CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
 - GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
 - ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
 - REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
 - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
 - INSTALL A MINIMUM OF 4" CLASS 5+ AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
 - UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
 - ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
 - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
 - MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
 - CONTRACTOR TO PROVIDE 3" INSULATION BY 5" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
 - ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXXX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
 - ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
 - ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
 - MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.



PRELIMINARY - NOT FOR CONSTRUCTION

KHA PROJECT 160573022	DATE 5/25/2018	SCALE AS SHOWN	JNL
		DESIGNED BY	JNL
DRAWN BY		BPG	
CHECKED BY		JNL	

RIDGEDALE ACTIVE ADULT APARTMENTS
PREPARED FOR
TRAMMELL CROW COMPANY
MINNETONKA, MN

Kimley-Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
PHONE: 651-945-4187
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SHEET NUMBER
C500

Resolutions and Ordinance

Ordinance No. 2018-

An ordinance amending the existing Ridgedale Center Master Development Plan for Ridgedale Active Adult Apartments located at 12421 Wayzata Blvd.

The City Of Minnetonka Ordains:

Section 1.

- 1.01 This ordinance hereby amends the existing Ridgedale Center master development plan. (Project 03046.12a). Adoption is based on the findings in the April 26, 2018, staff report.
- 1.02 The property covered by this amendment is located at 12421 Wayzata Boulevard and is legally described as:

Lot 1, Block 1, RIDGEDALE CENTER TENTH ADDITION

Section 2.

- 2.01 This ordinance is based on the following findings:
1. The proposal would meet the required standards and ordinances for a site and building plan approval.
 2. The proposed plan is consistent with the goals and policies of the 2030 Comprehensive Plan as it pertains to the Ridgedale Village Center.
 3. The proposal would visually and physically alter the site and Ridgedale Drive corridor. However, any redevelopment of the subject property consistent with its high-density residential designation would result in such changes. The changes are consistent with the Ridgedale Village Center Study which envisions additional commercial intensity and residential housing units.
 4. The proposed building and parking lot would be appropriately located to accommodate proposed Ridgedale Drive improvements and site circulation at Ridgedale Center mall.

Section 3.

- 3.01 Approval is subject to the following conditions:

1. The site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Civil site plan, dated March 9, 2018
 - Utility plan, dated March 9, 2018
 - Grading and Drainage plan, dated May 25, 2018
 - Building elevations, dated May 25, 2018
 - Overall landscape plan, dated March 9, 2018

The above plans are hereby adopted as the master development plan and as final site and building plans.

2. The master development plan adopts the approvals and conditions identified in Resolution 2018-

Section 4. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.

Section 5. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on June 4, 2018.

Brad Wiersum, Mayor

ATTEST:

David E. Maeda, City Clerk

ACTION ON THIS ORDINANCE:

Date of introduction: April 16, 2018

Date of adoption: June 4, 2018

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Ordinance adopted.

Date of publication:

I certify that the foregoing is a correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on June 4, 2018.

David E. Maeda, City Clerk

Resolution No. 2018-

**Resolution approving final site and building plans with variances for
Ridgedale Active Adult Apartments at 12421 Wayzata Blvd.**

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 Trammell Crow has requested approval of final site and building plans for Ridgedale Active Adult Apartments.

1.02 The property is located at 12421 Wayzata Blvd. It is legally described as:

Lot 1, Block 1, RIDGEDALE CENTER TENTH ADDITION, HENNEPIN COUNTY, MINNESOTA.

1.03 On April 26, 2018, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the final site and building plans.

Section 2. Site Plan Standards and Findings.

2.01 The proposal would meet site and building plan standards outlined in the City Code §300.27, Subd.5.

1. The proposal is consistent with zoning ordinance standards.
2. The proposed building and parking lot would be appropriately located to accommodate proposed Ridgedale Drive improvements and site circulation at Ridgedale Center mall.
3. As new construction, the building code would require use of energy saving features.
4. The proposal would visually and physically alter the site and Ridgedale Drive corridor. However, any redevelopment of the subject property consistent with its high-density residential designation would result in such

changes. The changes are consistent with the Ridgedale Village Center Study which envisions additional commercial intensity and residential housing units.

Section 3. Findings.

3.01 The proposal would meet site and building plan standards outlined in the City Code §300.27, Subd. 5.

1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;

Finding: The proposal would result in a high-density residential development consistent with the site's mixed use designation. Further, the proposal has been reviewed by city planning, engineering, and natural resources staff and found to be generally consistent with the city's development guides, including the water resources management plan.

2. Consistency with the ordinance;

Finding: The proposal meets the standards of the PID zoning district and applicable performance standards.

3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;

Finding: The proposed building and parking lot would be appropriately located to accommodate proposed Ridgedale Drive improvements and site circulation at Ridgedale Center mall. The proposed development would increase the vitality and general appearance of the area.

4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;

Finding: The building placement, connections to sidewalks and provision of park land would create harmonious relationships in the area that currently do not exist.

5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:

- a) an internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors and the general community;

Finding: The site and building are well organized to provide a desirable place to live. The building is a high quality design which adds value to the living experience for residents. Indoor and outdoor site amenities create an enjoyable environment.

b) the amount and location of open space and landscaping;

Finding: The project proposes additional open space, landscaping and 1.31 acres of land for park purposes.

c) materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and

Finding: Building materials are comprised of high quality brick, stone and engineered materials. Colors and textures are compatibly designed with adjacent development in the surrounding environment. The building design is similar to the adjacent multi-story condominium buildings.

d) vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.

Finding: The proposed street and sidewalk plan integrate with proposed improvements of Ridgedale Drive adding to additional circulation through the mall property. Parking areas are appropriately designed to accommodate car and truck movements.

6. promotion of energy conservation through design, location, orientation and elevation of structures, the use and location of glass in structures and the use of landscape materials and site grading.

Finding: The building is designed and situated appropriately on the property to take advantage of southern exposure for added winter energy considerations. As site landscaping matures, summer heat gain will be reduced over time.

7. protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

Finding: The building is sited with the consideration of setbacks and views. Proposed landscaping will buffer adjacent properties while allowing views, light and movement of air. Surface water management systems will improve the surface water runoff quality which benefits the natural

environment.

- 3.02 The proposal meets the variance standard outlined in City Code §300.07 Subd. 1(a):
1. PURPOSE AND INTENT OF THE ZONING ORDINANCE: The proposal would be consistent with the zoning ordinance including standards for site and building plan approval.
 2. CONSISTENT WITH COMPREHENSIVE PLAN: The proposal would be consistent with the comprehensive plan guidance for high density residential land use on the property.
 3. PRACTICAL DIFFICULTIES: There are practical difficulties in complying with the ordinance:
 - a. REASONABLENESS: The proposed variances are reasonable. The proposed variances are consistent with the increased intensity of development identified in the Ridgedale Village Center Study.
 - b. UNIQUE CIRCUMSTANCE: The property is located in the Ridgedale Village Center which is identified in the city's comprehensive plan. Reduced setbacks, increased development intensity consistent with development at the mall is a unique circumstance in the city.
 - c. CHARACTER OF LOCALITY: There are other high density residential buildings in the area with similar building setbacks and intensity. The proposed development would not detract from this character.

Section 4. City Council Action.

- 4.01 The above-described site and building plans, with variances, are hereby approved subject to the following conditions:
1. Subject to staff approval, Ridgedale Active Adult Apartments must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:
 - Civil site plan, dated March 9, 2018
 - Utility plan, dated March 9, 2018
 - Grading and Drainage plan, dated May 25, 2018
 - Building elevations, dated May 25, 2018
 - Overall landscape plan, dated March 9, 2018
 2. A grading permit is required. Unless authorized by appropriate staff, no site work may begin until a complete grading permit application has been submitted, reviewed by staff, and approved.

- a) The following must be submitted for the grading permit to be considered complete.
- 1) An electronic PDF copy of all required plans and specifications.
 - 2) Three full size sets of construction drawings and project specifications.
 - 3) Final site, grading, stormwater management, utility, landscape, tree mitigation, and natural resource protection plans, and a stormwater pollution prevention plan (SWPPP) for staff approval.
 - a. Final site plan must:
 1. Add fire hydrant near NE corner of the building.
 2. Add a stop sign bar at the parking garage exist driveway as it intersects the private street.
 3. Incorporate design elements and features that are consistent with Ridgedale Public Realm Guidelines.
 - b. Final stormwater management plan must meet the requirements of the city's Water Resources Management Plan, Appendix A. Design. The plan must include a narrative, impervious surface information, soil boring data, and modeling demonstrating rate control and water quality treatment and:
 1. The underground stormwater facilities must be located outside the proposed street.
 2. The applicant must verify that all underground stormwater facilities are pressure rated to accommodate 10,800 lbs/sq. ft.
 3. The applicant must have a third party inspector verify that the underground stormwater facilities are installed properly and meet the pressure testing requirements outlined above.

4. STRM 400 and STRM 111 should be relocated to avoid short-circuiting the underground stormwater facility.
 5. The underground stormwater chamber and associated piping will be private facilities; a stormwater maintenance and easement agreement will be required over the chamber; plantings within the easement must be consistent with council policy 11.3 regarding private use of city easements.
 6. Submission of NPDES permit coverage.
- c. Final utility plan must:
7. Add a gate valve to the building water service lateral.
 8. Sanitary service connections from the building to MH 103 and MH 107 must meet plumbing code requirements. Confirm number of fixture units. Also, check rim elevation of Ex. MH 101.
 9. Confirm service location of 12425. It appears that it may need to be reconnected between MH 102 and 103.
- d. Final landscaping and tree mitigation plans must:
1. Demonstrate how the landscape plan meets the required 2% of the project value.
 2. Reduce the overall number of white spire birch (24 are specified) and substitute at least half with another genus.
 3. Substitute the river birch proposed to be planted on the underground stormwater chamber with ornamental trees or bushes.
 4. Include rain sensors on any irrigation systems.
 5. Coordinate with city staff on a planting plan that incorporates design and planting

schemes consistent with the Ridgedale Public Realm Guidelines.

- e. Final grading plan must incorporate all proposed changes to the driveway and parking lot on the adjacent property to the north and the 2000 Plymouth Road owner must agree to this plan.
- 4) A sequencing plan for review and approval of the city engineer. The plan must notate the series of construction events that will occur involving driveway construction and sanitary sewer and water main connections and disconnections. The number of events in which disturbances to the street and utilities occur must be minimized. For example, multiple crews may be required to disconnect water services simultaneously.
 - 5) The following documents for the review and approval of the city attorney:
 - a. Make any necessary amendments to operating agreement or easements to reflect and accommodate the changes.
 - b. Stormwater maintenance agreements over all stormwater facilities.
 - 6) Individual letters of credit or cash escrow for 125% of a bid cost or 150% of an estimated cost to construct parking lot and utility improvements, comply with grading permit, tree mitigation requirements, landscaping requirements, and to restore the site. One itemized letter of credit is permissible, if approved by staff.
 - a. The city will not fully release the letters of credit or cash escrow until:
 - A final as-built survey has been submitted;
 - An electronic CAD file or certified as-built drawings for public infrastructure in microstation or DXF and PDF format have been submitted;
 - Vegetated ground cover has been established; and
 - Required landscaping or vegetation has survived one full growing season.

- 7) Cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document the builder and property owner will acknowledge:
 - The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and
 - If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion or grading problems.
 - 8) Evidence that an erosion control inspector has been hired to monitor the site through the course of construction. This inspector must provide weekly reports to natural resource staff in a format acceptable to the city. At its sole discretion, the city may accept escrow dollars, in an amount to be determined by natural resources staff, to contract with an erosion control inspector to monitor the site throughout the course of construction.
 - 9) A construction management plan. The plan must be in a city approved format and must outline minimum site management practices and penalties for non-compliance.
 - 10) Evidence of closure/capping of any existing wells, septic systems, and removal of any existing fuel oil tanks.
 - 11) The city will assign the property with a Ridgedale Drive address.
 - 12) All required administration and engineering fees.
 - 13) A development agreement to address planning, design, and implementation of improvements as they relate to Ridgedale Drive and the park.
- b) Prior to issuance of the grading permit:
- 1) Obtain and submit a permit from the Minnesota Department of Health.
 - 2) Obtain and submit a sanitary sewer extension permit from the Minnesota Pollution Control Agency.

- 3) Install a temporary rock driveway, erosion control, tree and wetland protection fencing and any other measures identified on the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
 - 4) Schedule and hold a preconstruction meeting with engineering, planning, and natural resources staff as determined by city staff.
4. Prior to issuance of a building permit:
- a) Submit the following documents:
 - 1) Proof of subdivision registration and transfer of NPDES permit.
 - 2) A snow removal and salting application rate plan.
 - 3) A construction management plan. This plan must be in a city approved format and outline minimum site management practices and penalties for non-compliance. If the builder is the same entity doing grading work on the site, the construction management plan submitted at the time of grading permit may fulfill this requirement.
 - b) Submit a final material and color palate board for staff review and approval.
 - c) Submit cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document the builder and property owner will acknowledge:
 - The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and
 - If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.

If the builder is the same entity doing grading work on the site, the cash escrow submitted at the time of grading permit may fulfill this requirement.
 - d) Submit all required hook-up fees.

5. Retaining walls over four feet in height must be engineered and must include guard rails. Submit plans signed by a licensed structural engineer.
6. During construction the street must be kept free of debris and sediment.
7. The property owner is responsible for replacing any required landscaping that dies.

Adopted by the City Council of the City of Minnetonka, Minnesota, on June 4, 2018.

Brad Wiersum, Mayor

Attest:

David E. Maeda, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on June 4, 2018.

David E. Maeda, City Clerk

Resolution No. 2018-

Resolution approving the preliminary and final plat of RIDGEDALE CENTER TENTH ADDITION at 12421 Wayzata Blvd.

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01 The applicant, Trammell Crow, has requested preliminary and final plat approval for RIDGEDALE CENTER TENTH ADDITION.
- 1.02 The property is located at 12421 Wayzata Blvd. It is legally described as follows:
RIDGEDALE CENTER TENTH ADDITION, HENNEPIN COUNTY, MINNESOTA.
- 1.03 On April 26, 2018, the planning commission held a hearing on the proposed plats. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council grant preliminary and final plat approval.

Section 2. General Standards.

- 2.01 City Code §400.030 outlines general design requirements for residential subdivisions. These standards are incorporated by reference into this resolution.

Section 3. Findings.

- 3.01 The preliminary and final plat would meet the design standards as outlined in City Code §400.030.

Section 4. Council Action.

- 4.01 The above-described preliminary and final plat is hereby approved, subject to the following conditions:

1. Prior to release of the final plat for recording:
 - a) Submit the following:
 - 1) Two sets of mylars for city signatures.
 - 2) An electronic CAD file of the plat in microstation or DXF.
 - 3) Title evidence that is current within thirty days before release of the final plat for the city attorney's review and approval.
 - b) Relabel the Park parcel as lot 4.
 - c) This resolution must be recorded with Hennepin County.
2. Subject to staff approval, RIDGEDALE CENTER TENTH ADDITION must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:
 - Civil site plan, dated March 9, 2018
 - Utility plan, dated March 9, 2018
 - Grading and Drainage plan, dated May 25, 2018
 - Building elevations, dated May 25, 2018
 - Overall landscape plan, dated March 9, 2018
3. Prior to issuance of a building permit, submit the following documents:
 - a) A letter from the surveyor stating that boundary and lot stakes have been installed as required by ordinance.
 - b) Proof of subdivision registration and transfer of NPDES permit if applicable.
4. Unless the city council approves a time extension, the final plat must be recorded by June 4, 2019.

Adopted by the City Council of the City of Minnetonka, Minnesota, on June 4, 2018.

Brad Wiersum, Mayor

Attest:

David E. Maeda, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on June 4, 2018.

David E. Maeda, City Clerk