

**City Council Agenda Item #14\_  
Meeting of July 9, 2018**

**Brief Description**

Items concerning Ridgedale Executive Apartments located at 12501 Ridgedale Drive.

- 1) Rezoning from Planned I-394 District (PID) to Planned Unit Development (PUD);
- 2) Master development plan;
- 3) Final site and building plan

**Recommendation**

Recommend the city council deny the requests.

**Proposal**

Rotenberg Companies, property owner, is proposing to redevelop a portion of the property located at 12501 Ridgedale Drive. The project consists of demolishing the existing restaurant building and constructing a new four-story, residential apartment building with underground parking. The building would include 77 apartment units with a number of indoor and outdoor amenities.

**Council Introduction**

The city council introduced the proposal on April 30, 2018. The council asked the planning commission and staff to evaluate the following: 1) site circulation, 2) how the office building would coexist with the apartment building, and 3) public benefit from the PUD.

**Planning Commission Public Hearing – May 24, 2018**

The planning commission considered the request on May 24, 2018. The commission report and associated plans are attached. Staff recommended denial of the proposal, finding the request was unreasonable. At that meeting, a public hearing was opened. Two people spoke against the project. Following the public hearing, the commission discussed the proposal.

The commission was split on their opinion of the apartment and office building sharing the site. Some of the commissioners stated that the building layout was poorly planned and a detriment to the site as they did not work well together. Other commissioners felt that the layout was the owner's risk and should not be a concern of the city. A common area of support from the commission was that the apartment building was much better designed in its height and mass from the concept plan review. Various commissioners reacted positively to an additional drawing that was shown by the applicant that removed a portion of the building. The vote was tied at 3-3.

**Planning Commission Review – June 14, 2018**

Since the planning commission meeting, the applicant has decided to further revise the plans. The revised plans were previewed, but not officially submitted, at the May 24<sup>th</sup> meeting which show removal of portions of the building including residential living space, parking garage and amenity deck.

It is not customary to bring back a plan revision after the planning commission had evaluated the request, conducted a public hearing and made recommendation to the city council. However, because the changes were substantial, the revised plans were placed on the agenda for planning commission review. The commission reviewed the revised plans remaining split in their opinions of the request. Some commissioners stated that because the site already had two uses – an office and restaurant use, the proposal would not make the site less harmonious than it is currently. The commission generally agreed that mixed uses were appropriate here, the building was attractive and appropriate in mass and scale. Some commissioners commented that the site organization was poor and confusing. The vote was to deny the project 3-2.

### Revised Plans

The applicant's revised building plans show an overall reduction in the building size from the original plans, mostly due to removal of the lower level parking garage. Comparisons of the original and revised plan sets of the building elevations are attached. The areas colored red represent the portions of the original plans that are removed in the revised plans.

The revised plans do reduce the overall above grade building size by approximately 25,000 square feet. The living area of the building remains nearly the same, increasing by 318 square feet. Although the unit count increases by 1 unit (77 to 78), the bedroom count decreases by two (108 to 106).

The site plan has some minor changes, mostly to parking areas in the front and rear of the building. The front parking area changes from angled to parallel parking spaces west of the building entry. In the rear of the building, surface parking spaces replace the area previously occupied by the parking garage. The plan revisions include the following:

	<b>Original Plans (3/29/18)</b>	<b>Revised Plans (6/10/18)</b>	<b>Change</b>
<b>Units</b>	77	78	-1
<b>Bedrooms</b>	108 46 1-bedroom 31 2-bedroom	106 50 1-bedroom 28 2-bedroom	+2
<b>Building Size (SF) including parking garage</b>	199,105	174,060	-25,045
<b>Building Size (SF) (living area above grade; excluding the parking garage)</b>	130,653	130,971	+318
<b>Floor to Area Ratio</b>	0.79	0.78	-0.01
<b>Parking Garage (SF)</b>	68,451	43,140	-25,311
<b>Parking spaces</b>	206 (45 exterior) (161 interior)	178 (55 exterior) (123 interior)	-28

### Planning Commission Recommendation

To summarize again, at the May 24, 2018 planning commission meeting, the commission split 3-3 on a motion to deny the project. Meeting minutes are attached.

At the June 14, 2018 planning commission meeting, the commission reviewed the revised plans. The commission voted 3-2 to deny the project. Meeting minutes are attached.

### **Staff Comment**

One of the primary project deficiencies from staff's review that remains unchanged from the original proposal is the lack of site organization. Site and building plan standards in city code call for "harmonious design for structures and site features." The tight "building behind building" approach for this site is one primary reason the project does not meet code standards. This is a basic urban planning and design principle that helps bring order to development. Intuitive and organized site design and building placement creates positive and productive environments. It is staff's opinion the organization of this site does not provide the necessary organizing principles that bring about harmonious design. As staff stated at the public hearing, the fact that the office building lacks visibility from Ridgedale Drive and does not have convenient access and parking supports the site and building plan review standards.

Staff has stated that redevelopment of this site for a mix of uses is certainly appropriate. Staff continues to be willing to work with the applicant to improve the project. However, at this time, this plan does not further the basic planning and design principles identified in city code. For that reason and those included in the staff report, staff is recommending denial of the revised application.

### **Action on the Application**

The applicant previously signed an extension of the 120-day review period. That review period ends on July 9, 2018. The council has two options for taking action on this application:

1. Approve or deny the application, or
2. Have the applicant agree to and sign an extension.

Staff continues to recommend denial of the proposal; a denial resolution is attached. However, if the council should wish to approve the proposal, an ordinance and resolution to that effect are also attached.

### **Staff Recommendation**

Staff recommends that the city council adopt the resolution denying the following, associated with the properties at 12501 Ridgedale Drive:

- 1) Rezoning from Planned I-394 District (PID) to Planned Unit Development (PUD);
- 2) Master development plan;
- 3) Final site and building plan

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

Originator: LOREN GORDON, AICP, City Planner

**MINNETONKA PLANNING COMMISSION**  
**June 14, 2018**

<b>Brief Description</b>	Items concerning Ridgedale Executive Apartments located at 12501 Ridgedale Drive.  1) Rezoning from Planned I-394 District (PID) to Planned Unit Development (PUD);  2) Master development plan;  3) Final site and building plan
<b>Recommendation</b>	Recommend the city council deny the requests.

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**Background**

Rotenberg Companies, property owner and applicant, appeared before the planning commission on May 24, 2018 with a proposal to redevelop a portion of the property located at 12501 Ridgedale Drive. The project consisted of demolishing the existing restaurant building and constructing a new four-story, residential apartment building with underground parking. The building would include 77 apartment units with a number of indoor and outdoor amenities.

At the May 24, 2018 planning commission meeting a public hearing was held. Two people provided input on the proposal generally stating that the project was too big and dense for the property, its adjacency to single-family residences, and did not meet city ordinances.

The commission discussed the proposal and split on their opinion of the project, namely the use of the site for the apartment and office building. Some of the commissioners stated that the building layout was poorly planned and a detriment to the site as they did not work well together. Other commissioners felt that the layout was the owner's risk and should not be a concern of the city. A common area of support from the commission was that the apartment building was much better designed in its height and mass than the plan provided in the concept plan review. Various commissioners reacted positively to an additional revised drawing that was shown by the applicant that removed portions of the building. The commission split 3-3 on a motion to deny the project; therefore there was no affirmative vote.

**Since the Planning Commission meeting**

Since the planning commission meeting, the applicant has decided to further revise of the plans. The revised plans were previewed at the May 24<sup>th</sup> meeting which show removal of portions of the building including residential living space, parking garage and amenity deck.

**Revised Plans**

The applicant's revised building plans show an overall reduction in the building size from the original plans, mostly due to removal of the lower level parking garage. Comparisons of the original and revised plan sets of the building elevations. The areas colored red represent the portions of the original plans that are removed in the revised plans.

The revised plans do reduce the overall above grade building size by approximately 25,000 square feet. The living area of the building remains nearly the same, increasing by 318 square feet. Although the unit count increases by 1 unit (77 to 78), the bedroom count decreases by two (108 to 106).

The site plan has some minor changes, mostly to parking areas in the front and rear of the building. The front parking area changes from angled to parallel parking spaces west of the building entry. In the rear of the building, surface parking spaces replace the area previously occupied by the parking garage. The plan revisions include the following:

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### Staff Comment

Staff reviewed the proposal for its consistency with the city code standards. One of the primary project deficiencies from staff's review that remains unchanged from the original proposal is the lack of site organization. The tight "building behind building" approach for this site is one primary reason the project does not meet code standards. A site and building plan standard in city code is "harmonious design for structures and site features." This is a basic urban planning and design principle that help bring order to development. Intuitive and organized site design and building placement creates positive and productive environments. It is staff's opinion the organization of this site does not provide the necessary organizing principles that bring about harmonious design. As staff stated at the public hearing, the fact that the office building lacks visibility from Ridgedale Drive and does not have convenient access and parking supports the site and building plan review standards.

Staff has stated that redevelopment of this site for a mix of uses is certainly appropriate. Staff is also willing to work with the applicant to improve the project. However, at this time, this plan does not further the basic planning and design principles identified in city code. For that reason and those included in the staff report, staff is recommending denial of the revised application. Staff is continues to recommend denial of the proposal finding the request is not reasonable.

**Staff Recommendation**

Recommend the city council adopt the attached resolution denying rezoning, master development plan and site and building plans for the Ridgedale Executive Apartments.

Originator: Loren Gordon, AICP, City Planner

### Supporting Information

#### Surrounding Land Uses

North: Ridgedale Center mall; zoned PID  
South: residential property; zoned R-1  
East: YMCA; zoned R-1  
West: Stormwater ponding; zoned R-1  
Hennepin County Service Center and Ridgedale Library; zoned PID

#### Planning

Guide Plan designation: mixed use  
Existing Zoning: PID, Planned I-394 District

#### Required Actions

The proposal requires the following:

##### Land Use

- **Rezoning.** The applicant is requesting that the property be rezoned to PUD. The planning commission makes a recommendation to the city council, which has final authority to approve or deny the rezoning.
- **Master Development Plan.** Under the zoning ordinance, a master development plan is required in conjunction with PUD zoning. The planning commission makes a recommendation to the city council, which has final authority to approve or deny the master development plan.
- **Final Site and Building Plans.** By city code, site and building plan review is required in conjunction with PUD zoning. The planning commission makes a recommendation to the city council, which has final authority to approve or deny the final site and building plans.

#### Previous Reviews

The project has changed since the initial concept plan. The building height and unit count has reduced from 6-stories and 117-units to 5-stories and 89 units to the current 4-stories and 78 units. The placement of the apartment building on the site has changed very little in each of the revised plans with the exception of additional setback from Ridgedale Drive.

#### Grading

The property would require excavation to construct the below grade parking garage which is approximately 7 to 10 feet below the existing site grade. As proposed, finished grades surrounding the proposed building would be very similar to the elevations of the existing site.

#### Tree Impact

Based on the proposed grading plan, the majority of high-priority and significant trees would be preserved.

	Existing	Removed	% Removed
High Priority	14	11	79%

Significant	62	22	35%
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\* By city code, a tree is considered removed if 30 percent or more of the critical root zone of is compacted, cut, filled or paved.

As the proposal is for redevelopment of property, the proposed level of tree removal/impact would be permitted under the tree protection ordinance.

**Stormwater**

As proposed, stormwater runoff would be directed to several catch basins and directed via pipe to one of three stormwater facilities located under the proposed drive isles.

Engineering staff has reviewed the plans associated with the proposal and finds them to be generally acceptable. As a condition of approval, final plans must meet both the city's Water Resources Management Plan standards and Bassett Creek WMO rules.

**Utilities**

Public water and sewer facilities are available at the site. Fire hydrants must be provided around the perimeter of the apartment building. Hydrants should be no more than 500' apart as measured along the drive aisles. Newly installed private hydrants would require a private hydrant maintenance agreement.

Private water service to southern most building is thought to come from the main on the eastern side of the property. Applicant needs to confirm and may need to relocate service to the southern building. Provide a looped connection to the proposed building.

**Parking and Circulation**

As proposed, parking would be constructed as follows:

	Existing	Proposed
Interior	0	123
Surface	181	55
<b>TOTAL</b>	181	178

The parking ratio proposed would be slightly less than at other apartment buildings in the community. However, it would be consistent with Institute of Transportation Engineers suggested parking demand. Although a secondary concern, it is unclear how the proposal would address where office tenants would park. The plan provides 32 parking spaces immediately adjacent to the office building. The 14,361 square-foot office building is required 57 parking spaces by city code.

The two-way circulation driveway is designed at 24 feet of width which is deficient from the 26 feet minimum width requirement.



**Pedestrian Improvements**

The project proposed to connect to future Ridgedale Drive sidewalk and trail systems. Additional sidewalk connections are provided along the east side of the site along the access drive. The west access drive does not contain sidewalk connections to the office building.

**Setbacks, Etc.**

The PUD ordinance contains no specific development standards relating to setbacks, lot coverage, etc. However, the following chart outlines these items for informational purposes:

Proposed Apartment Building	Measurement
<b>Setbacks</b>	
North property line	50 feet
South property line	405 feet
East property line	35 feet
West property line	37 feet
<b>Height</b>	54 feet
<b>FAR</b>	0.78 - property total 1.19 - northern portion of property
<b>Impervious Surface</b>	51.3 percent

**SBP Standards**

Staff review of the site and building standards as outlined in City Code §300.27 Subd.5 are as follows:

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

**Finding:** The proposed high-density residential development is generally consistent with the 2030 Comprehensive Guide Plan and water resources management plan.

2. Consistency with this ordinance.

**Finding:** The proposal is not consistent with ordinance requirements including with parking drive isle width and parking minimums.

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

**Finding:** The proposal would not negatively impact the developed portion of the existing site or the undeveloped southern natural site area.

4. Creation of 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 proposal does not result in a harmonious relationship of buildings. The project fails to adequately transition between land use and architectural types and spatial relationships. The tight "building behind building" approach for this site is one primary reason the project does not meet code standards. This is a basic urban planning and design principle that help bring order to development. Intuitive and organized site design and building placement creates positive and productive environments. The organization of this site does not provide the necessary organizing principles that bring about harmonious design.

5. Creation of a function and harmonious design for structures and site features, with special attention to the following:
  - 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.
  - the amount and location of open space and landscaping.
  - materials, textures, colors and details of construction as an expression of the design concept and compatibility of the same with the adjacent and neighboring structures and uses.
  - 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 proposal fails to:

- Create 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. The lack of visibility to the office building from Ridgedale Drive is concerning to its long term viability.
- The developed portion of the site provides no open space for the enjoyment of residents.

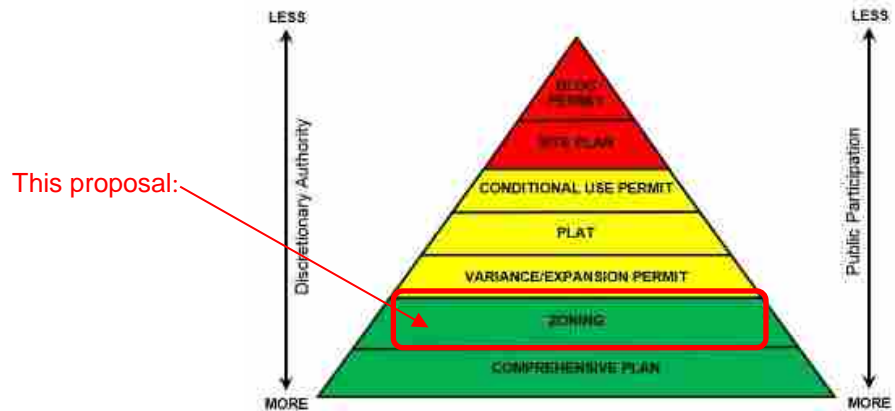
- Provide intuitively designed vehicular and pedestrian circulation, adequately designed internal driveways and circulation and the arrangement and location of parking.
6. Promotion of energy conservation through design, location, orientation and elevation of structures, the use and location of glass in structures, and the use of landscape materials and site grading.

**Finding:** The project if approved, would be required to meet minimum building and landscaping requirements.

7. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and site 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 proposal would visually and physically alter the property and the immediate area. However, this change would occur with any redevelopment of the site.

### Pyramid of Discretion



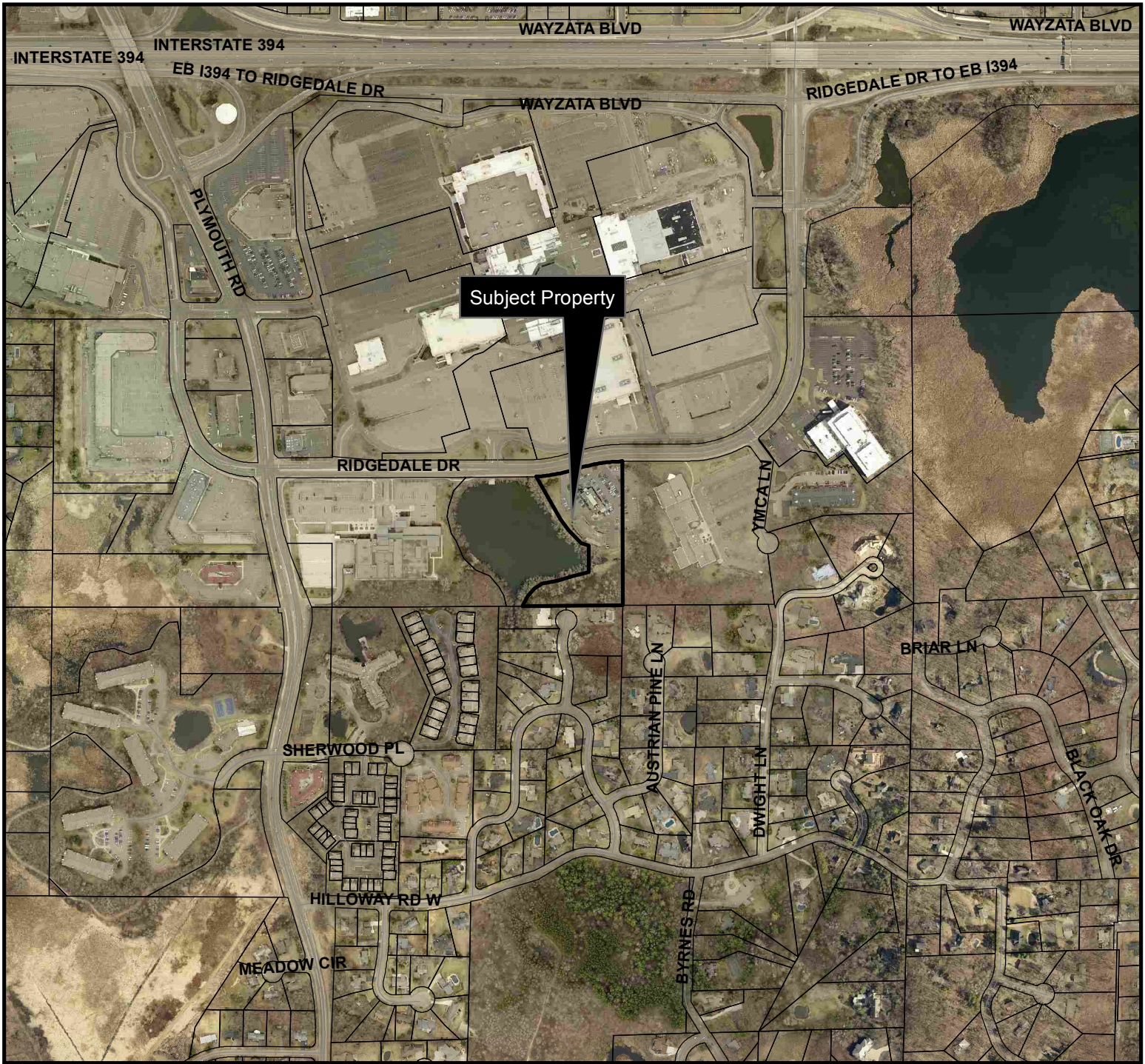
### Motion Options

The planning commission has three options:

1. Concur with the staff recommendation. In this case a motion should be made recommending the city council adopt the resolution denying the request.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council approve the request.
3. 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.

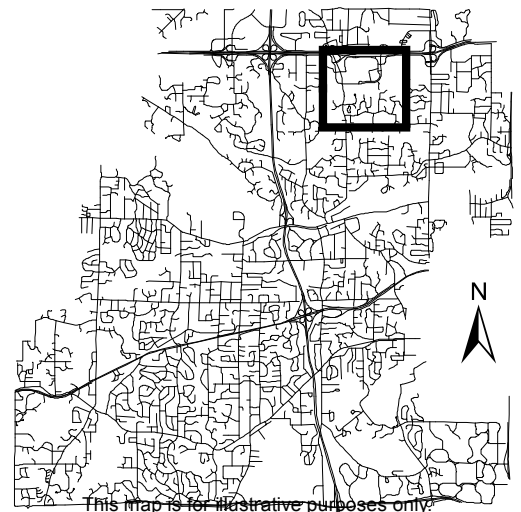
- Voting Requirement**      The planning commission will make a recommendation to the city council. The city council's final approval requires an affirmative vote of four members.
- Neighborhood Comments**      The city sent notices to 1114 property owners and has received no written comments to date.
- Deadline for Action**      **July 9, 2018**



### Location Map

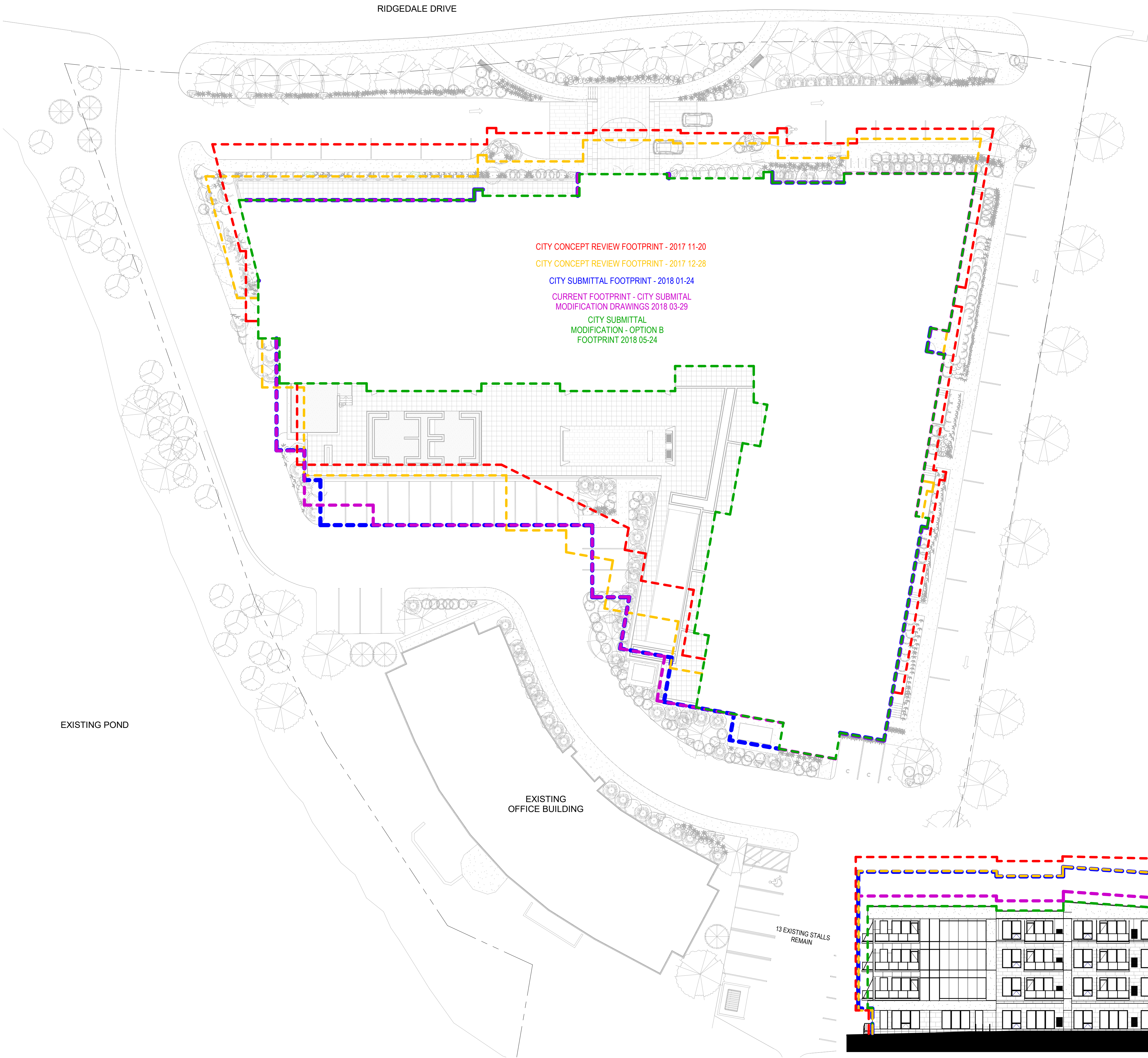
Applicant: Rotenberg Companies  
 Address: 12501 Ridgedale Dr

City of  
**minnetonka**  
*Where quality is our nature*



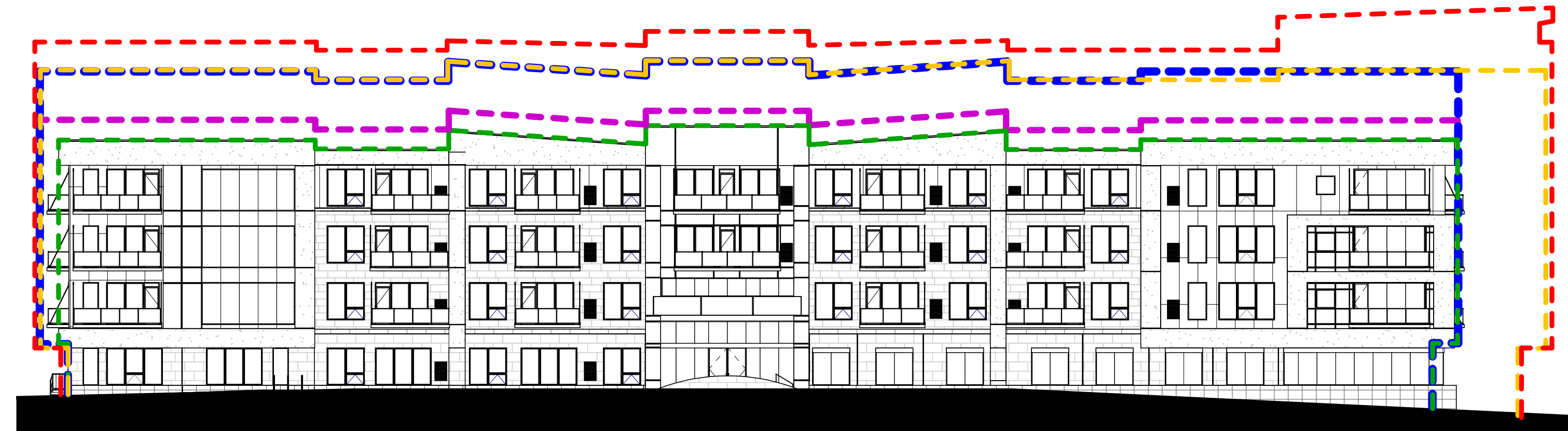
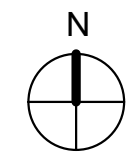
This map is for illustrative purposes only.

Revised Plans- June 14, 2018  
Planning Commission Meeting



**SITE PLAN - BUILDING FOOTPRINT COMPARISON**

1" = 20'-0"



**NORTH ELEVATION - BUILDING HEIGHT COMPARISON**

3/64" = 1'-0"

**Ridgedale Executive Apartments**  
12501 RIDGEDALE DRIVE, MINNETONKA MN

DATE	DESCRIPTION
01/24/18	SUBMITTAL
04/24/18	MODIFICATION

**NOT FOR CONSTRUCTION**

Date	06/01/18
Project Architect	JH
Permit Submit Date	Issue Date
Project Number	17049

MASSING STUDY

\*



**SOUTHWEST ISOMETRIC**



ELIMINATED MASS INCLUDING FIRST FLOOR GARAGE



**NORTHWEST ISOMETRIC**

SUBMITTAL	(01/24/18)
MODIFICATION	(04/24/18)
OPTION B	(06/01/18)

**CITY SUBMITTAL- MODIFICATION - OPTION B**

Date	06/01/18	JH
Project Architect		
Permit Submit Date		Issue Date
Project Number		17049

3D VIEWS



Below is a recap of the history of the project design and City Submittals. This highlights the major changes made during the City approval process, starting with the original site plan review submittal. This shows how we progressed from a 6 story 111 unit building to the current 4 story 78 unit building.

### Ridgedale Apartments History & Comparison

#### **Original Site Plan Review Submittal (11-20-17)**

Height: 6 Stories (75')

Number of Units: 111 units

Gross Square Footage: 253,404 sf

Building Footprint: 47,171 sf

F.A.R.: 1.06

Setback from North Property Line: 27'

Setback from East Property Lines: 31'

Interior Parking: 192 stalls

Exterior Parking: 58 stalls

Notes: Original design presented to the neighborhood and the planning commission

#### **Development Application Submittal (01-24-18)**

Height: 5 Stories (67')

Number of Units: 89 units

Gross Square Footage: 219,754 sf

Building Footprint: 44,992 sf

F.A.R.: 0.89

Setback from North Property Line: 50'

Setback from East Property Lines: 36'

Interior Parking: 183 stalls

Exterior Parking: 46 stalls

Notes: Made the building skinnier and added additional setbacks to north facade to increase the setbacks along the north and east sides of the property. Removed 6<sup>th</sup> floor. Reduced units and parking. Added enhanced pedestrian connection to Ridgedale Drive.

#### **Revised Development Application Submittal (03-29-18)**

Height: 4 Stories (55')

Number of Units: 77 units

Gross Square Footage: 199,105 sf

Building Footprint: 44,920 sf

F.A.R.: 0.79

Setback from North Property Line: 50'

Setback from East Property Lines: 36'

Interior Parking: 161 stalls

Exterior Parking: 45 stalls

Notes: Removed 5<sup>th</sup> floor. Reduced the size of the 2<sup>nd</sup> level pool deck to add units on 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors. Reduced units and parking. Made very minor changes to footprint resulting in a 72 sf reduction in footprint square footage.

**Revised Development Application Submittal (OPTION B) (06-01-18)**

Height: 4 Stories (50')

Number of Units: 78 units

Gross Square Footage: 174,060 sf

Building Footprint: 43,140 sf

F.A.R.: 0.78

Setback from North Property Line: 50'

Setback from East Property Lines: 36'

Interior Parking: 123 stalls

Exterior Parking: 55 stalls

Notes: Eliminated the first floor indoor parking. Reduced the size of the amenity deck and relocated it from the second floor to the first floor. Eliminated the "extra" wings of the building and their associated units and massing, which formerly surrounding the amenity deck. Added additional units and relocated amenity space to the first floor.

One of the sacrifices that we needed to make for this new Option B plan with reduced massing was the elimination of our pool at the amenity deck. The reason for this is because of the elimination of the first level parking garage. In the initial design the height of the first floor, and thus the first floor parking garage, was set in order to permit a pool at the second floor amenity deck. The first floor level garage was tall enough to support the pool, which was recessed into the garage space below, and still allowed the necessary minimum clearance for parking below it.

Once the first floor garage is eliminated and the amenity deck lowered to the first floor, this is no longer a viable option. The underground garage is not tall enough to permit a pool above the parking. Unfortunately, lowering the level of the underground garage is not an option because we want to stay at least a couple of feet above the highest recorded water table level. We cannot simply carve out a few parking stalls directly beneath the pool location either. (Not that we want to lose more parking.) This is because we reduced the foot print of the amenity deck to allow for additional on-grade parking, a pool at the first floor amenity deck would need to be situated, at least partially, over a drive aisle in the garage below, which obviously cannot be carved out.



SUBMITTAL	01/24/18
MODIFICATION	04/24/18
OPTION B	06/01/18

**CITY SUBMITTAL - MODIFICATION - OPTION B**

Date	06/01/18
Project Architect	JH
Permit Submit Date	Issue Date
Project Number	17049

# RIDGEDALE EXECUTIVE APARTMENTS

12501 RIDGEDALE DRIVE, MINNETONKA, MN, 55305

**DEVELOPER:**  
**RIDGEDALE EXECUTIVE APTS, LLC**  
RICHARD ROTENBERG  
952.545.9059  
12455 RIDGEDALE DRIVE, SUITE 103  
MINNETONKA  
MINNESOTA 55305

**ARCHITECT:**  
**MOMENTUM DESIGN GROUP**  
JESSE HAMER  
952.583.9788  
THE LYRIC AT CARLETON PLACE  
765 NORTH HAMPDEN AVENUE  
SUITE #180  
ST. PAUL, MINNESOTA 55114

**CIVIL ENGINEER/LANDSCAPE ARCHITECT:**  
**CIVIL SITE CROUP**  
PATRICK SARVER  
612.615.0060  
4931 W. 35TH ST, SUITE 200  
ST. LOUIS PARK  
MINNESOTA 55416

**SHEET INDEX:**

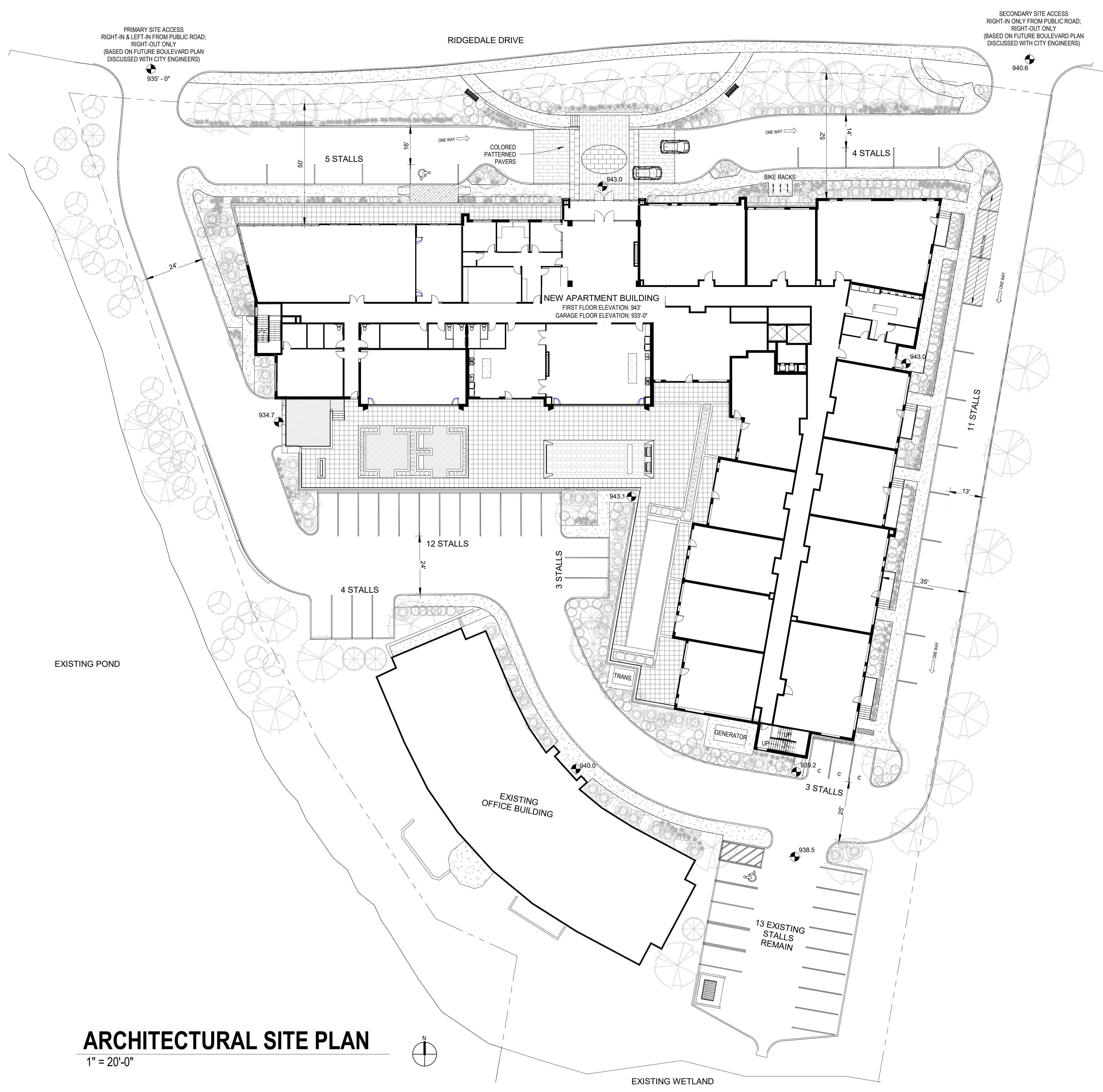
ARCHITECTURAL CITY SUBMITTAL			CIVIL CITY SUBMITTAL			LANDSCAPE CITY SUBMITTAL		
SHEET	SHEET NAME	DATE	SHEET	SHEET NAME	DATE	SHEET	SHEET NAME	DATE
000	RENDERED PERSPECTIVE	06/01/18	V1.0	ALTA/ACSM LAND TITLE SURVEY	01/24/18	SW1.0	SWPP EXISTING CONDITIONS	01/24/18
001	ENTRY RENDERING	06/01/18	C0.0	TITLE SHEET	01/24/18	SW1.1	SWPP PROPOSED CONDITIONS	01/24/18
001.1	RENDERINGS	06/01/18	C1.0	REMOVALS PLAN	01/24/18	SW1.2	SWPP DETAILS	01/24/18
002	ARCHITECTURAL SITE PLAN	06/01/18	C1.1	TREE REMOVAL & INVENTORY PLAN	01/24/18	SW1.3	SWPP NARRATIVE	01/24/18
003	FLOOR PLANS	06/01/18	C2.0	SITE OVERALL PLAN	01/24/18	SW1.4	SWPP ATTACHMENTS	01/24/18
004	ELEVATIONS	06/01/18	C2.1	SITE PLAN ENLARGEMENT	05/15/18	SW1.5	SWPP ATTACHMENTS	01/24/18
005	ELEVATIONS	06/01/18	C3.0	GRADING PLAN ENLARGEMENT	04/24/18	<b>LANDSCAPE CITY SUBMITTAL</b>		
006	ELEVATIONS	06/01/18	C4.0	UTILITY PLAN ENLARGEMENT	01/24/18	L1.0	LANDSCAPE PLAN - OVERALL PLAN, NOTES & DETAILS	01/24/18
007	3D VIEWS	06/01/18	C5.0	DETAILS	01/24/18	L1.1	LANDSCAPE PLAN ENLARGEMENT - NORTH	04/24/18
008	SITE VIEWS	06/01/18	C5.1	DETAILS	01/24/18			
009	NEIGHBORHOOD CONTEXT PLAN	06/01/18	C5.2	DETAILS	01/24/18			





SUBMITTAL	01/24/18
MODIFICATION	04/24/18
OPTION B	06/01/18

Date	06/01/18
Project Architect	JH
Permit Submit Date	Issue Date
Project Number	17049



**PARKING SUMMARY**

**OFFICE REQUIRED PARKING SPACES:**  
14361 SF / 1000 X 4 = **57 SPACES**

**APARTMENT REQUIRED PARKING SPACES:**  
MINNETONKA ORDINANCE OR STANDARDS:  
BY ORDINANCE:  
78 UNITS X 2 SPACES/UNIT = **156 SPACES REQUIRED**  
BY STANDARDS:  
78 UNITS X 1.5 SPACES/UNIT = **117 SPACES REQUIRED**

PARKING SCHEDULE	
EXTERIOR	55
INTERIOR	123
<b>Grand total</b>	<b>178</b>

**TOTAL PARKING REQUIRED BY ORDINANCE:** 213  
**TOTAL PARKING REQUIRED BY STANDARDS:** 174  
**TOTAL PARKING PROVIDED:** 178

UNIT MIX BY TYPE		
UNIT	COUNT	PERCENTAGE
1 BED	50	63%
2 BED	28	37%
<b>Grand total</b>	<b>78</b>	<b>100%</b>

BUILDING AREA ABOVE GRADE NOT INCLUDING GARAGE		LOSS/GAIN SQUARE FOOTAGE
1st Floor	32725 SF	+11245 SF
2nd Floor	32829 SF	-3,892 SF
3rd Floor	32787 SF	-3,663 SF
4th Floor	32630 SF	-3,424 SF
<b>Grand total</b>	<b>130971 SF</b>	<b>+267 SF</b>

GARAGE TOTAL AREA		LOSS/GAIN SQUARE FOOTAGE
1ST FLOOR GARAGE	0 SF	-23,531 SF
Underground Garage	43140 SF	-1,780 SF

**GROSS BUILDING AREA** 174,060 SF **-25,045 SF**

**FAR CALCULATION**

**TOTAL SITE AREA** 4.43 ACRES/193,047 SF

**TOTAL PROTECTED WETLAND AREA** 6838 SF

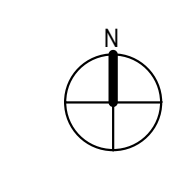
**TOTAL BUILDABLE AREA** 186,209 SF

**NON GARAGE BUILDING AREA (130,920 SF) + EXISTING OFFICE AREA (14,361 SF) / BUILDABLE LAND AREA(186,209 SF) = 0.78 FAR**

**MINNETONKA ZONING**

- PLANNED I-394 DISTRICT:  
**2035 RIDGEDALE VILLAGE CENTER VISION:**
- PEDESTRIAN FRIENDLY
  - REVITALIZE USE
  - ADDITIONAL RESIDENTIAL GROWTH
  - VITALITY ENCOURAGED BY MIXED USES

**ARCHITECTURAL SITE PLAN**  
1" = 20'-0"



**CITY SUBMITTAL-MODIFICATION - OPTION B**

SUBMITTAL	01/24/18
MODIFICATION	04/24/18
OPTION B	06/01/18

Date	08/01/18
Project Architect	JH
Permit Submit Date	Issue Date
Project Number	17049



**PARKING GARAGE FLOOR PLAN**

1 : 300



**1ST FLOOR PLAN**

1 : 300



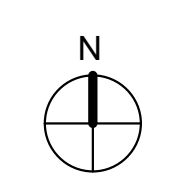
**2ND FLOOR PLAN**

1 : 300



**3RD - 4TH FLOOR PLAN - TYPICAL**

1 : 300



CITY SUBMITTAL - MODIFICATION - OPTION B







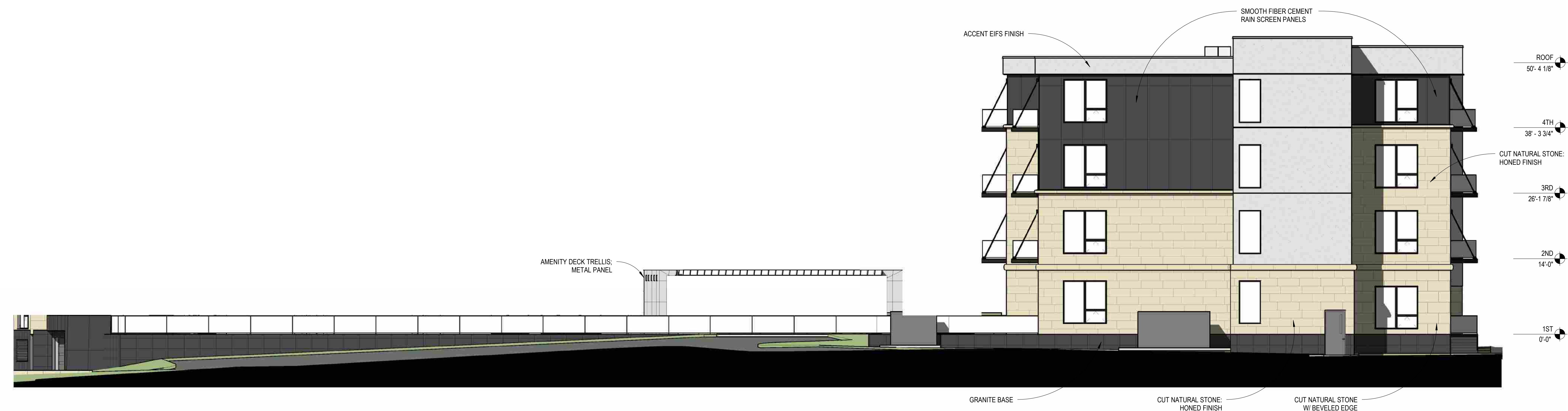


### SOUTH INTERIOR COURTYARD ELEVATION

1" = 10'-0"

**Ridgedale Executive Apartments**  
12501 RIDGEDALE DRIVE, MINNETONKA MN

SUBMITTAL	(01/24/18)
MODIFICATION	(04/24/18)
OPTION B	(06/01/18)



### SOUTH ELEVATION

1" = 10'-0"

**CITY SUBMITTAL - MODIFICATION - OPTION B**

Date	06/01/18
Project Architect	JH
Permit Submit Date	Issue Date
Project Number	17049

ELEVATIONS

**006**



**SOUTHWEST ISOMETRIC**



**NORTHWEST ISOMETRIC**

SUBMITTAL	01/24/18
MODIFICATION	04/24/18
OPTION B	06/01/18

Date	06/01/18	JH
Project Architect		
Permit Submit Date		Issue Date
Project Number	17049	



**PANORAMA MALL VIEW**

NOT TO SCALE



**EAST RIDGEDALE DRIVE VIEW**

NOT TO SCALE



**WEST RIDGEDALE DRIVE VIEW**

NOT TO SCALE

**Ridgedale Executive Apartments**  
12501 RIDGEDALE DRIVE, MINNETONKA MN

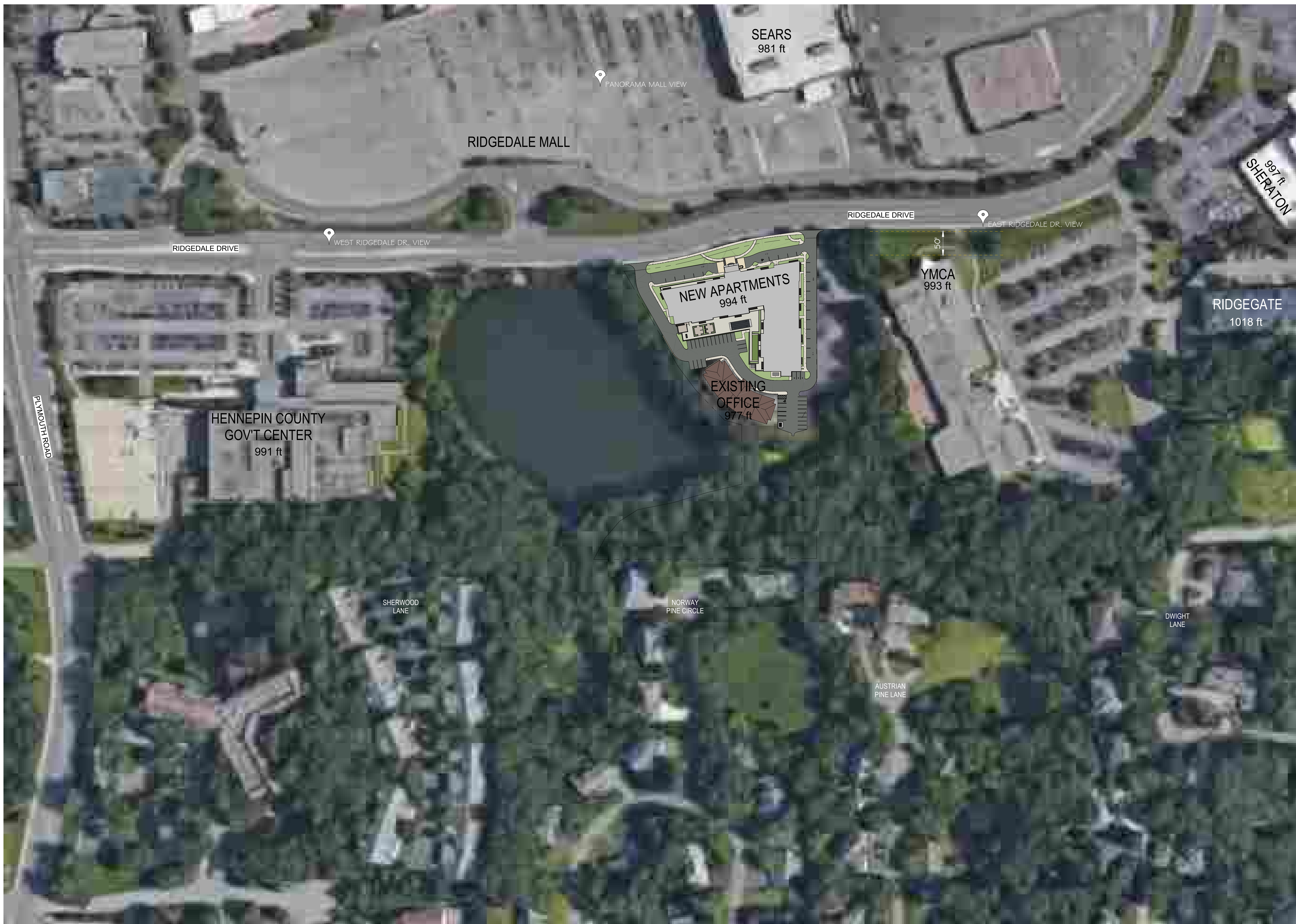
SUBMITTAL	(01/24/18)
MODIFICATION	(04/24/18)
OPTION B	(06/01/18)

CITY SUBMITTAL- MODIFICATION - OPTION B

Date	06/01/18
Project Architect	JH
Permit Submit Date	Issue Date
Project Number	17049

SITE VIEWS

**008**



**NEIGHBORHOOD CONTEXT PLAN**

1 : 1050



**CITY SUBMITTAL- MODIFICATION - OPTION B**

**Ridgedale Executive Apartments**  
12501 RIDGEDALE DRIVE, MINNETONKA MN

SUBMITTAL	(01/24/18)
MODIFICATION	(04/24/18)
OPTION B	(06/01/18)

Date	06/01/18
Project Architect	JH
Permit Submit Date	Issue Date
Project Number	17049

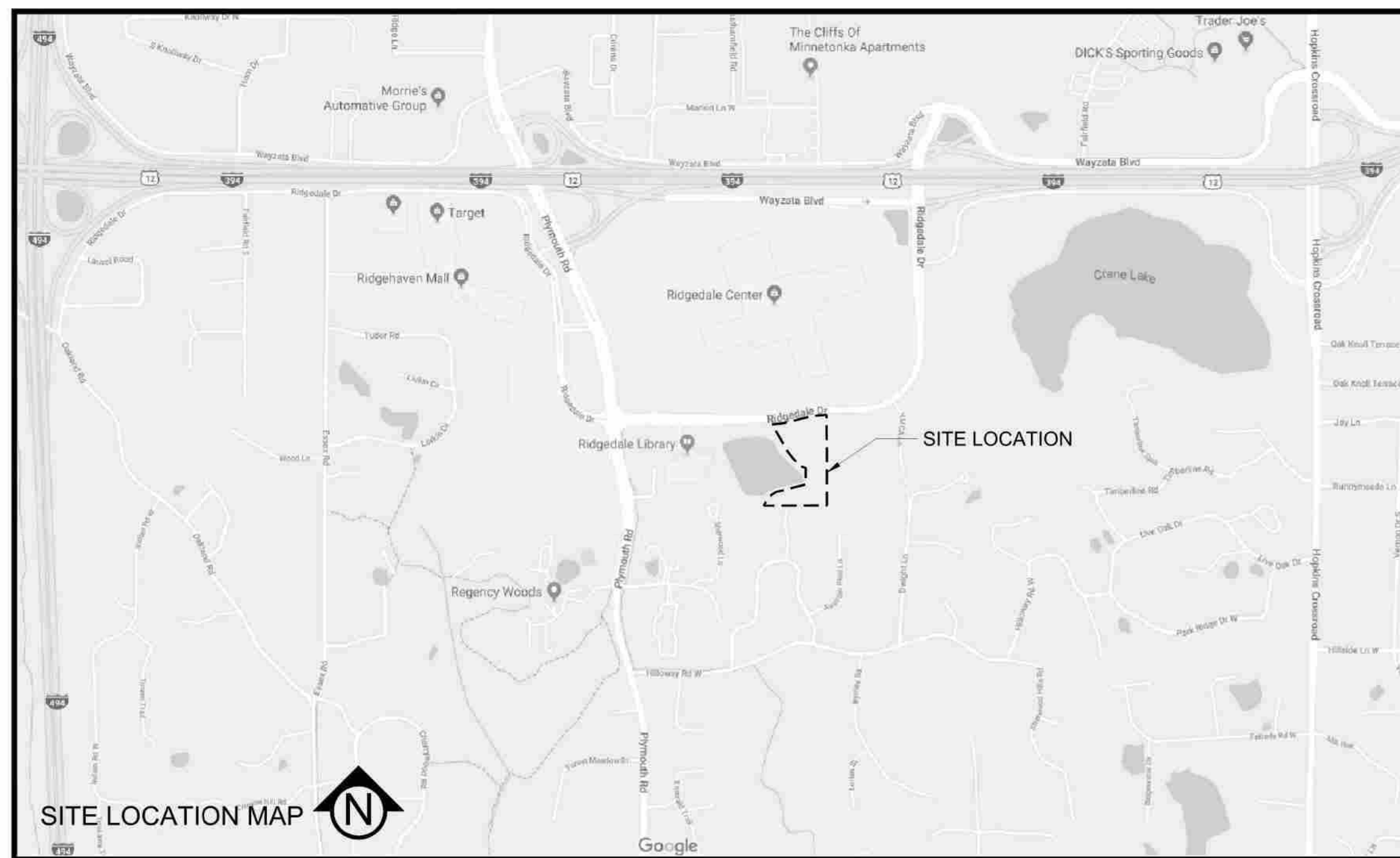
NEIGHBORHOOD  
CONTEXT  
PLAN

**009**

# RIDGEDALE APARTMENTS

MINNETONKA, MINNESOTA

ISSUED FOR: CITY RESUBMITTAL



**RIDGEDALE EXECUTIVE APARTMENTS, INC.**  
12455 RIDGEDALE DRIVE, MINNETONKA, MN 55305  
**ROTENBERG COMPANIES, INC.**  
12455 RIDGEDALE DRIVE, SUITE 103, MINNETONKA, MN 55305

**ARCHITECT:**

MOMENTUM DESIGN GROUP  
THE LYRIC AT CARLTON PLACE  
765 NORTH HAMPTON AVE, SUITE 180  
ST. PAUL, MN 55114

**DEVELOPER / PROPERTY OWNER:**

ROTENBERG COMPANIES INC.  
12455 RIDGEDALE DRIVE, SUITE 103  
MINNETONKA, MN 55305

**ENGINEER / LANDSCAPE ARCHITECT:**

CIVIL SITE GROUP  
4931 W 35TH STREET  
SUITE 200  
ST. LOUIS PARK, MN 55416  
612-615-0060

**SURVEYOR:**

CIVIL SITE GROUP  
4931 W 35TH STREET  
SUITE 200  
ST. LOUIS PARK, MN 55416  
612-615-0060

**GEOTECHNICAL ENGINEER:**

BRAUN INTERTEC  
11001 HAMPSHIRE AVE S  
MINNEAPOLIS, MN 55438  
952-995-2000

**MASTER LEGEND:**

	EX. 1' CONTOUR ELEVATION INTERVAL		PROPOSED MANHOLE STORM
	EXISTING SPOT GRADE ELEVATION		PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
	1.0' CONTOUR ELEVATION INTERVAL		PROPOSED GATE VALVE
	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)		PROPOSED FIRE HYDRANT
	SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)		PROPOSED MANHOLE SANITARY
	SPOT GRADE ELEVATION TOP OF WALL		PROPOSED SIGN
	SPOT GRADE ELEVATION BOTTOM OF WALL		PROPOSED LIGHT
	DRAINAGE ARROW		PROPOSED SANITARY SEWER
	EMERGENCY OVERFLOW		PROPOSED STORM SEWER
	SILT FENCE / BIOROLL - GRADING LIMIT		PROPOSED WATER MAIN
	INLET PROTECTION		EXISTING SANITARY SEWER
	STABILIZED CONSTRUCTION ENTRANCE		EXISTING STORM SEWER
	SOIL BORING LOCATION		EXISTING WATER MAIN
	CURB AND GUTTER (T.O. = TIP OUT)		EXISTING GAS MAIN
	EXISTING MANHOLE		EXISTING UNDERGROUND ELECTRIC
	EXISTING CATCH BASIN		EXISTING UNDERGROUND CABLE
	EXISTING HYDRANT		EXISTING STOPBOX
			EXISTING GATE VALVE
			EXISTING LIGHT
			EXISTING GAS METER
			EXISTING ELECTRIC BOX
			EXISTING GAS VALVE



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	ALTA/ACSM LAND TITLE SURVEY
C1.0	REMOVALS PLAN
C1.1	TREE REMOVALS & INVENTORY PLAN
C2.0	SITE PLAN OVERALL
C2.1	SITE PLAN ENLARGEMENT
C3.0	GRADING PLAN ENLARGEMENT
C4.0	UTILITY PLAN ENLARGEMENT
C5.0	DETAILS
C5.1	DETAILS
C5.2	DETAILS
L1.0	LANDSCAPE PLAN OVERALL PLAN, NOTES & DETAILS
L1.1	LANDSCAPE PLAN ENLARGEMENT
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

PROJECT

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

Matthew R. Pavak  
DATE 06/04/18 LICENSE NO. 44263

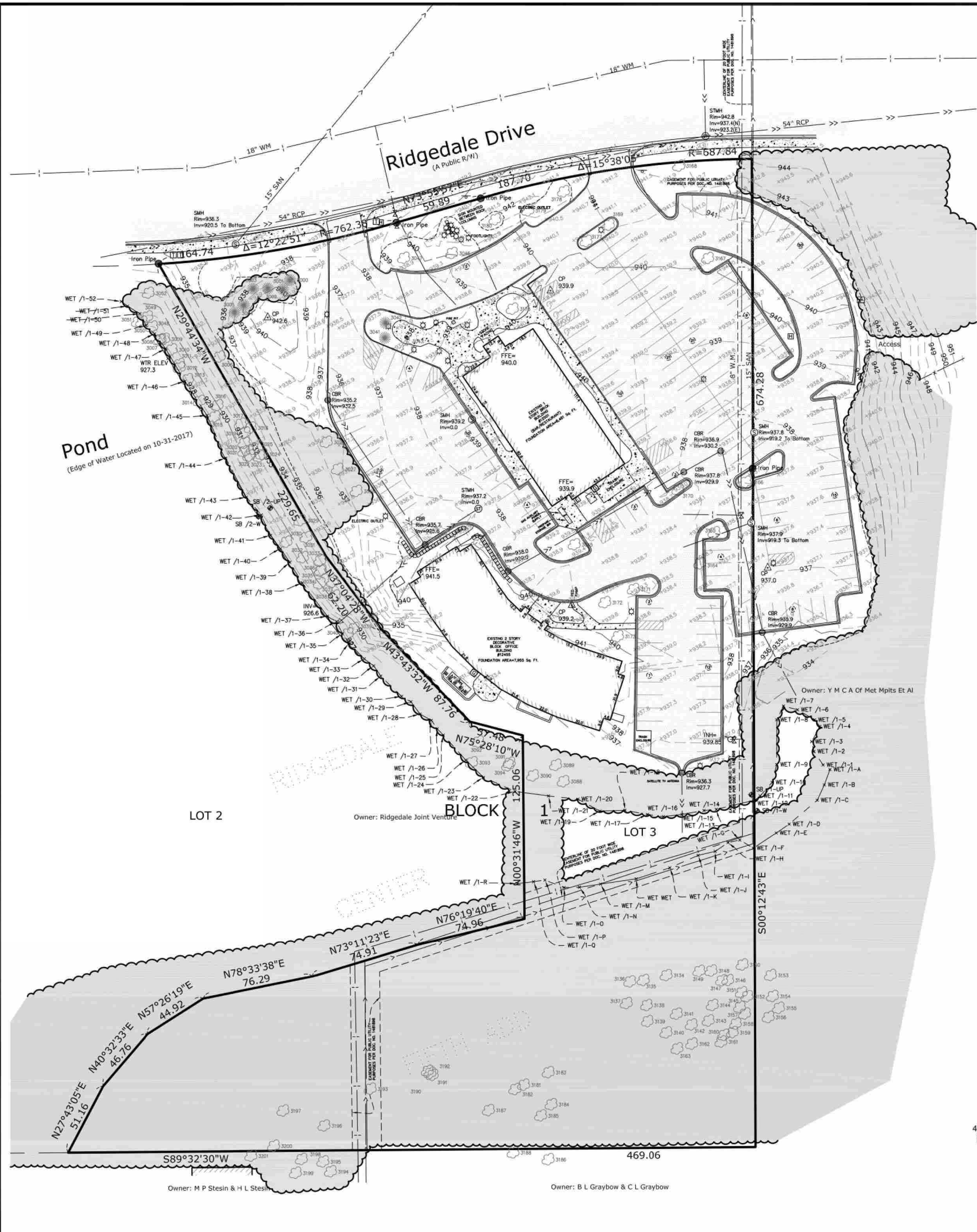
ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01/24/18	CITY SUBMITTAL
06/04/18	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17195  
TITLE SHEET  
**C0.0**  
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**DESCRIPTION OF PROPERTY SURVEYED**

Lot 3, Block 1, Ridgedale Center Fifth Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

**ALTA/NSPS Land Title Survey Notes**  
(numbered per Table A)

- Bearings are based on the Hennepin County Coordinate System. NAD83-1986ADJ.
- Site Address: 12501 Ridgedale Dr, Minnetonka, MN, 55305.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0333F, effective date of November 4, 2016.
- The Gross land area is 193,047 +/- square feet or 4.43 +/- acres.
- Elevations are based on top nut of hydrant near the south end of parking lot along the west property line, having an elevation of 939.85 (NAVD29). **As shown hereon.**
- The current Zoning for the subject property is PID (Planned I-394 District) per endorsement attached to Policy No. NCS-297246-MPLS issued by First American Title Insurance Company.  
Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- The number of parking stalls on this site are as follows: 175 Regular + 6 Handicap = 181 Total Parking Stalls.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visually observe all the utilities located on the subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County GIS.
- I am not aware of any recent observable evidence of earth moving work.
- I am not aware of any proposed right-of-way changes or recent street or sidewalk construction.

**SURVEY REPORT**

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-297246-MPLS, dated June 7, 2007. We note the following with regards to Schedule B of the herein referenced Title Commitment:
  - Item no.s 1-6 are not survey related.
  - Boundary is shown hereon per a survey prepared by Schoell and Madson dated May 26, 2004.
  - We have shown easements hereon per the aforementioned survey. these documents were not a part of the title work provided to us.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
  - Storm water drains onto adjacent property to the East of subject property without an easement.
  - Access to YMCA across the parking lot and East property line without an easement.
  - Parking lot is crossing the East property line without an easement.

**ALTA CERTIFICATION**

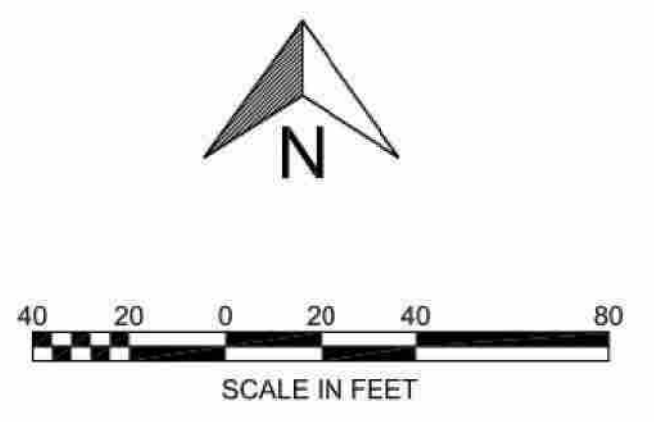
To: The Rotenberg Companies, Inc. a Minnesota corporation; Wells Fargo Bank, National Association, a national banking association; and First American Title Insurance Company:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 11, 13, 16 and 17 of Table A thereof. The field work was completed on October 31, 2017  
Dated this 8th day of November, 2017.

Rory L. Synsteliem Minnesota License No. 44565  
rory@civilsitegroup.com

Point #	Raw Description	Northing	Easting
3000	14" SP	163502.71	486044.20
3001	10" SP	163506.51	486039.55
3002	8" SP	163507.02	486039.20
3003	14" SP	163506.88	486038.99
3004	14" SP	163515.32	486022.70
3005	14" SP	163510.60	486026.27
3006	12" COT	163501.52	485994.95
3007	12" COT	163501.52	485994.95
3008	22" COT	163522.09	485955.82
3009	9" COT / WITH	163552.32	485956.34
3010	22" COT	163545.06	485954.46
3011	22" COT	163534.96	485968.60
3012	22" COT	163532.80	485968.92
3013	20" COT	163528.77	485974.83
3014	20" COT	163529.96	485982.53
3015	10" COT	163499.24	485952.65
3016	8" COT	163507.09	485954.68
3017	21" COT	163494.03	486010.60
3018	20" COT	163493.05	486013.34
3019	10" COT	163488.32	486013.34
3020	10" COT	163481.24	486013.04
3021	18" COT	163475.56	486012.90
3022	24" COT	163472.63	486016.41
3023	10" COT	163472.26	486025.30
3024	9" COT	163472.70	486025.24
3025	7" COT	163477.28	486026.78
3026	18" ASH	163481.07	486026.16
3027	15" ASH	163483.56	486026.80

**Linetype & Symbol Legend**

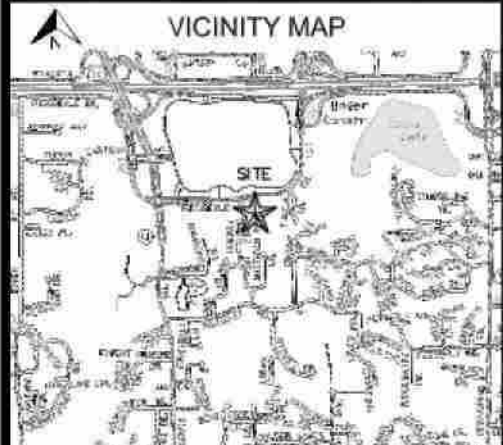
- FO FIBER OPTIC
- GAS GASMAIN
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- TEL TELEPHONE LINE
- ELE ELECTRIC LINE
- CTV CABLE LINE
- GUARDRAIL
- WOODEN FENCELINE
- CHAINLINK FENCELINE
- BARBED WIRE FENCE
- BLOCK RET WALL
- WATER MANHOLE
- WATER VALVE
- SET IRON MONUMENT
- UTILITY MANHOLE
- SIGN
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- ELECTRIC TRANSFORMER
- TRAFFIC SIGNAL
- CABLE TV BOX
- ELECTRICAL METER
- GAS METER
- FOUND IRON MONUMENT
- POWER POLE
- AIR CONDITIONER
- BOLLARD
- SOTI BORING
- CATCH BASIN
- CLEAN OUT
- ELECTRIC BOX
- ELECTRIC MANHOLE
- FLAG POLE
- FLARED END SECTION
- GAS VALVE
- HANDICAP SYMBOL
- HANDHOLE
- HYDRANT
- CAST IRON MONUMENT



**RIDGEDALE APARTMENTS**  
 PROJECT  
 MINNETONKA, MN  
**Ridgedale Apartments**  
 12501 Ridgedale Dr, Minnetonka, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEM  
DATE 11-8-17 LICENSE NO. 44565

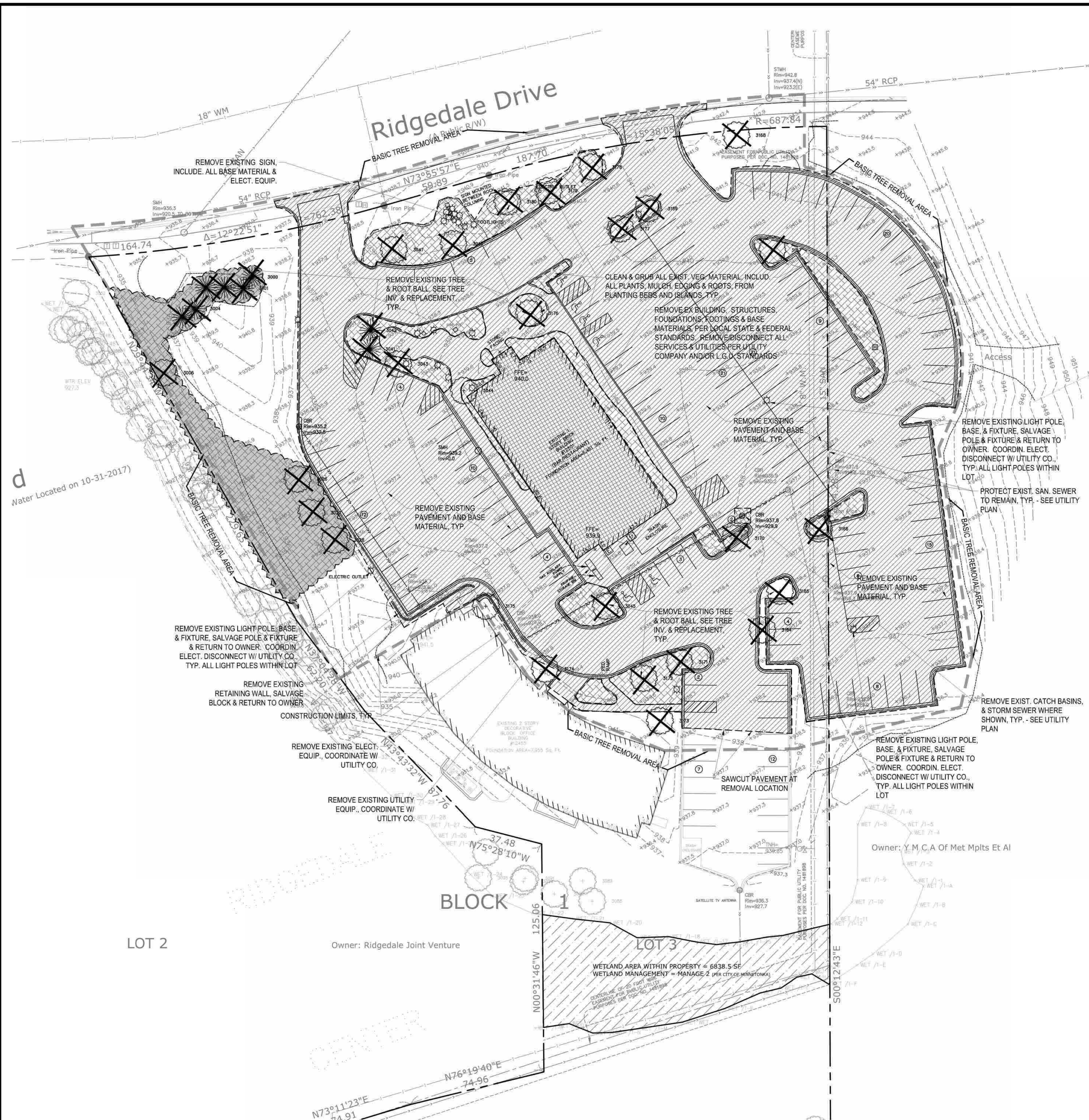


**REVISION SUMMARY**

DATE	DESCRIPTION
11-15-17	Added Trees

PROJECT NO. 17193  
ALTA/ACSM LAND TITLE SURVEY

**V1.0**



**REMOVAL NOTES:**

- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

**CITY OF MINNETONKA REMOVAL NOTES:**

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

**EROSION CONTROL NOTES:**

SEE SWPPP ON SHEETS SW1.0-SW1.5

**REMOVALS LEGEND:**

- EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PAVTMS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

GOPHER STATE ONE CALL  
 WWW.GOPHERSTATEONECALL.ORG  
 (800) 252-1166 TOLL FREE  
 (651) 454-0002 LOCAL

1" = 30'-0"  
 15'-0" 0 30'-0"

**CivilSite GROUP**  
 4931 W. 35TH ST. SUITE 200  
 ST. LOUIS PARK, MN 55416  
 CivilSiteGroup.com  
 Matt Pavak 763-213-3944 Pat Sarver 952-250-2003

**MDG**  
 Momentum Design Group  
 THE LYRIC AT CARLTON PLACE  
 765 NORTH HAMPTON AVE. SUITE 180  
 ST. PAUL, MN 55114  
 OFFICE: 952-563-9788  
 www.mdgarchitects.com

**RIDGEDALE EXECUTIVE APARTMENTS, INC.**  
 12455 RIDGEDALE DRIVE, MINNETONKA, MN 55305

**ROTENBERG COMPANIES, INC.**  
 12455 RIDGEDALE DRIVE, SUITE 103, MINNETONKA, MN 55305

PROJECT

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

Matthew R. Pavak  
 DATE 06/04/18 LICENSE NO. 44263

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
01/24/18	CITY SUBMITTAL
06/04/18	CITY RESUBMITTAL

**REVISION SUMMARY**

DATE	DESCRIPTION

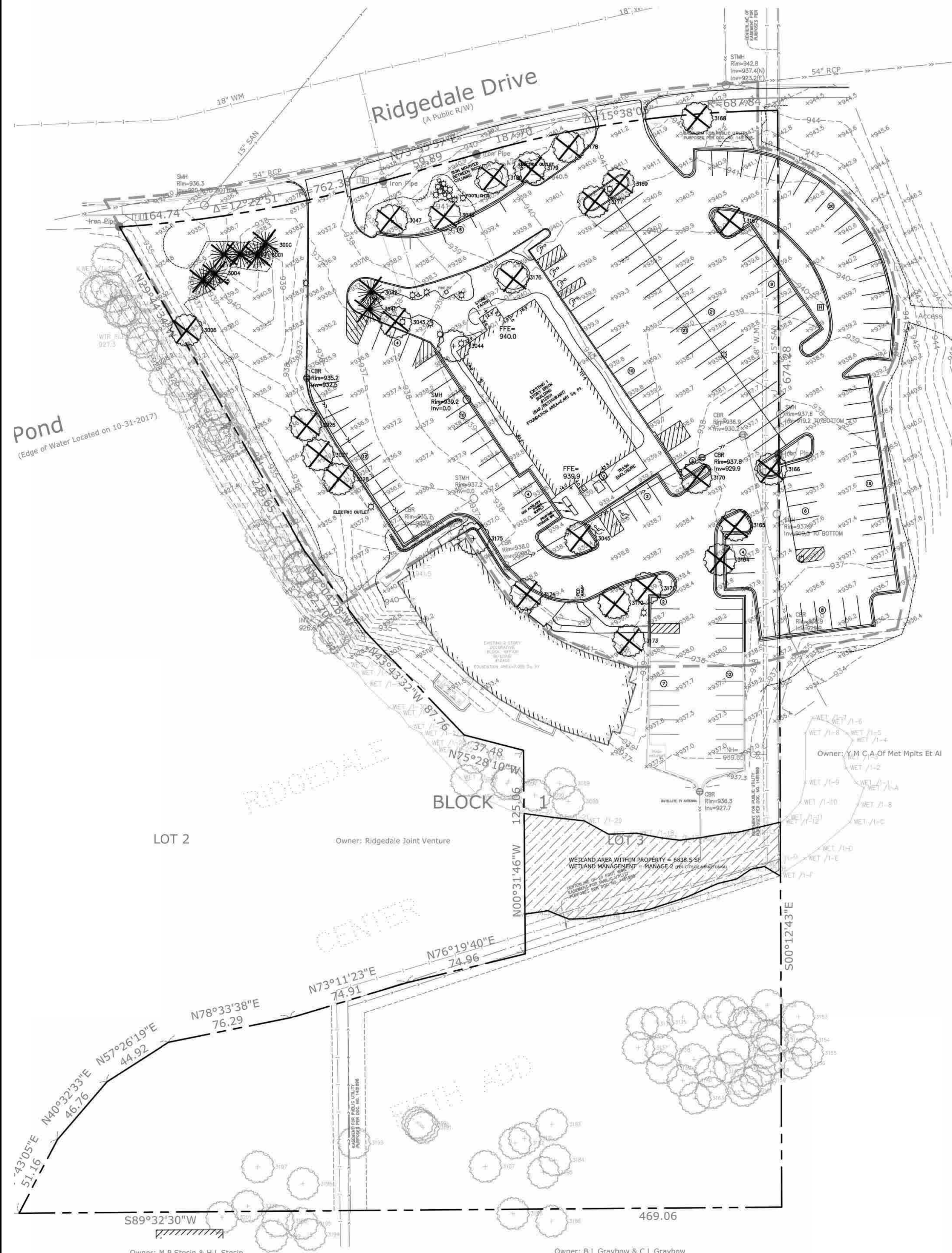
PROJECT NO.: 17195

**REMOVALS PLAN**

**C1.0**

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**TREE INVENTORY & REMOVAL CALCULATION (ONLY ON-SITE TREES SHOWN HERE)**

POINT NO	CALIPER IN.	SPECIES	HIGH PRIORITY SIGNIFICANT		OUTSIDE	
			TREE	TREE	REMOVE	B.T.R.A.
3000	14	SPRUCE	X		X	
3001	16	SPRUCE	X		X	
3002	8	SPRUCE		X	X	
3003	14	SPRUCE	X		X	
3004	14	SPRUCE	X		X	
3005	14	SPRUCE	X		X	
3006	12	ELM		X	X	
3026	18	ASH		X	X	
3027	15	ASH		X	X	
3028	20	ASH		X	X	
3041	11	SPRUCE	X		X	
3042	11	SPRUCE	X		X	
3043	6	CRABAPPLE			X	
3044	6	CRABAPPLE			X	
3045	4	CRABAPPLE			X	
3046	15	MAPLE	X		X	
3047	16	BASSWOOD	X		X	
3088	30	COTTONWOOD		X		X
3089	30	COTTONWOOD		X		X
3090	22	COTTONWOOD		X		X
3134	10	CHERRY	X		X	
3135	16	POPLAR	X		X	
3136	12	CHERRY	X		X	
3137	12	POPLAR	X		X	
3138	8	ASH	X		X	
3139	16	POPLAR	X		X	
3140	8	ELM	X		X	
3141	12	POPLAR	X		X	
3142	12	POPLAR	X		X	
3143	12	POPLAR	X		X	
3144	16	POPLAR	X		X	
3145	20	OAK	X		X	
3146	15	OAK	X		X	
3147	6	OAK			X	
3148	9	OAK		X	X	
3149	20	POPLAR		X	X	
3150	9	OAK		X	X	
3151	7	OAK		X	X	
3152	8	OAK		X	X	
3157	8	CHERRY		X	X	
3158	8	POPLAR		X	X	
3159	9	POPLAR		X	X	
3160	12	POPLAR		X	X	
3161	9	POPLAR		X	X	
3162	12	ELM		X	X	
3163	12	POPLAR		X	X	
3164	7	MAPLE			X	
3165	7	MAPLE			X	
3166	6	ASH			X	
3167	12	MAPLE		X	X	
3168	16	MAPLE	X		X	
3169	8	CRABAPPLE		X	X	
3170	9	MAPLE		X	X	
3171	20	ASH		X	X	
3172	20	ASH		X	X	
3173	4	CRABAPPLE			X	
3174	5	CRABAPPLE			X	
3175	2	CRABAPPLE			X	
3176	18	ASH		X	X	
3177	7	CRABAPPLE			X	
3178	15	BASSWOOD	X		X	
3179	15	MAPLE	X		X	
3180	15	MAPLE	X		X	
3181	15	ASH		X	X	
3182	7	ASH			X	
3183	13	BOX ELDER		X	X	
3184	9	ELM		X	X	
3185	31	OAK	X		X	
3187	10	ASH		X	X	
3190	11	ELM		X	X	
3191	11	ELM		X	X	
3192	22	ELM		X	X	
3193	20	BOX ELDER		X	X	
3196	15	ASH		X	X	
3197	6	CHERRY			X	
3200	20	ASH		X	X	

**TREES SURVEYED**

	NUMBER	CAL. IN.	PERCENT OF CATEGORY
TOTAL PRIORITY TREES SURVEYED	13	210	17.1%
PRIORITY TREES INSIDE B.T.R.A.	11	46	
PRIORITY TREES OUTSIDE B.T.R.A.	2	46	
<b>TOTAL SIGNIFICANT TREES SURVEYED</b>	<b>49</b>	<b>680</b>	<b>64.5%</b>
SIGNIFICANT TREES INSIDE B.T.R.A.	13	182	
SIGNIFICANT TREES OUTSIDE B.T.R.A.	36	498	
<b>TOTAL OTHER TREE TYPES SURVEYED</b>	<b>14</b>	<b>80</b>	<b>18.4%</b>
OTHER TREE TYPES INSIDE B.T.R.A.	10	54	
OTHER TREE TYPES OUTSIDE B.T.R.A.	4	26	
<b>TOTAL TREES SURVEYED</b>	<b>76</b>	<b>970</b>	<b>100.0%</b>

**REMOVALS**

	NUMBER	CAL. IN.	PERCENT OF CATEGORY
TOTAL PRIORITY TREES REMOVED	11	164	84.6%
PRIORITY TREES REMOVED INSIDE B.T.R.A.	11	164	
PRIORITY TREES REMOVED OUTSIDE B.T.R.A.	0	0	
TOTAL SIGNIFICANT TREES REMOVED	13	182	26.5%
SIGNIFICANT TREES REMOVED INSIDE B.T.R.A.	13	182	
SIGNIFICANT TREES REMOVED OUTSIDE B.T.R.A.	0	0	
TOTAL OTHER TREE TYPES REMOVED	10	54	71.4%
OTHER TREE TYPES REMOVED INSIDE B.T.R.A.	10	54	
OTHER TREE TYPES REMOVED OUTSIDE B.T.R.A.	0	0	
<b>TOTAL TREES REMOVED</b>	<b>34</b>	<b>400</b>	<b>44.7%</b>
TOTAL TREE TYPES REMOVED INSIDE B.T.R.A.	34	400	
TOTAL TREE TYPES REMOVED OUTSIDE B.T.R.A.	0	0	

B.T.R.A. = BASIC TREE REMOVAL AREA (see plans)

1) "Basic Tree Removal Area" - consists of the following:  
a. within the areas improved for reasonably-sized driveways, parking areas and structures without frost footings and within ten feet around those improvements;  
b. within the footprints of, and within 20 feet around, buildings with frost footings;  
c. within the footprints of, and 10 feet around, structures with post footings such as decks or porches, if the structure is located at or outside of the areas allowed by the item 1b); and  
d. in areas where trees are being removed for ecological restoration in accordance with a city-approved restoration plan.

10) "High priority tree" - a tree that is not in a woodland preservation area but is still important to the site and the neighborhood character, that is structurally sound and healthy, and that meets at least one of the following standards:  
a. a deciduous tree that is at least 15 inches dbh, except ash, box elders, elm species, poplar species, willow, silver maple, black locust, amur maple, fruit tree species, mulberry, and Norway maple.  
b. a coniferous tree that is at least 20 feet in height, except a Colorado spruce that is not in a buffer as described in subparagraph (b)(10)(c); or  
c. a tree that is in a group of deciduous trees that are at least eight inches dbh or coniferous trees that are at least 15 feet in height, that provide a buffer or screening along an adjacent public street, and that are within 50 feet of an arterial road and 35 feet of a minor collector, local, or private street and a trail. This distance will be measured from the edge of the pavement or curb of the road, street or trail.

11) "Significant tree" - a tree that is structurally sound and healthy and that is either a deciduous tree at least eight inches dbh or a coniferous tree at least 15 feet in height.

**TREE MITIGATION/REPLACEMENT CALCULATION**

	NUMBER	CAL. IN.
HIGH PRIORITY TREES REMOVED OUTSIDE B.T.R.A.	0	0
SIGNIFICANT TREES REMOVED OUTSIDE B.T.R.A.	0	
REQUIRED REPLACEMENT		
HIGH PRIORITY TREES	0	0 @ MIN. 2.5" CAL. EA.
SIGNIFICANT TREES	0	0 @ MIN. 2" CAL. EA.
<b>TOTAL TREES</b>	<b>0</b>	<b>0</b>

NOTE: ALL REMOVED PLANT MATERIAL IS WITHIN THE "BASIC TREE REMOVAL AREA" (B.T.R.A.) AS PROPOSED THEREFORE NO MITIGATION IS REQUIRED

b. except as provided in clause 19(e)(2)(a) above, and applicant may construct a principal structure on a vacant lot, redevelop an existing lot, or make site improvements to an existing lot and remove protected trees without mitigation only as follows:  
1. within basic tree removal area; and  
2. within the width of required easements for public and private streets utilities, except that only significant trees may be removed in areas of required surface water ponding. The removal of woodland preservation area trees or high priority trees for surface ponding must be mitigated.

2) Specific mitigation standards.  
Mitigation for tree removal of trees in woodland preservation areas, high priority trees, and significant trees must meet the following specific standards;  
a. Mitigation rate.  
1. A tree or large shrub that is in a woodland preservation area of is a high priority tree must be replaced at the rate one inch for each inch in diameter of a deciduous tree that was removed and at the rate of one foot for each foot in height of a coniferous tree that was removed; and  
2. A significant tree must be replaced with one two-inch tree.

REMOVALS LEGEND:



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**ROTENBERG COMPANIES, INC.**  
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*Matthew R. Pavlek*  
Matthew R. Pavlek  
DATE 06/04/18 LICENSE NO. 44263

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PROJECT NO.: 17195

**TREE REMOVAL & INVENTORY PLAN**

**C1.1**

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WWW.GOPHERSTATEONECALL.ORG  
(800) 252-1166 TOLL FREE  
(651) 454-0002 LOCAL

1" = 40'-0"  
20'-0" 0 40'-0"







**GENERAL GRADING NOTES:**

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
  - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
  - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
  - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
  - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
  - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
  - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
  - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**EROSION CONTROL NOTES:**

SEE SWPPP ON SHEETS SW1.0-SW1.5

**GROUNDWATER INFORMATION:**

PER GEOTECHNICAL REPORT BY BRAUN INTERTEC, DATED 11-07-17 GROUNDWATER WAS OBSERVED AT ELEVATIONS RANGING FROM 911.7-924.7. GROUNDWATER LEVELS MAY FLUCTUATE ON THIS SITE. REFER TO GEOTECHNICAL REPORT FOR COMPLETE INFORMATION AND RECOMMENDATIONS.

**THE BORINGS & GROUNDWATER ARE AS FOLLOWS:**

ST-1	911.7-924.7
ST-2	N/A
ST-3	N/A
ST-4	N/A
ST-5	916.8-923.3
ST-6	N/A

**CITY OF MINNETONKA GRADING NOTES:**

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

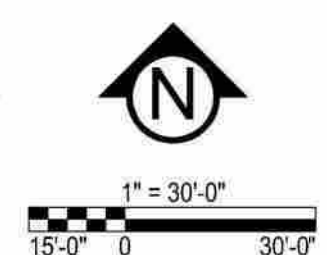
WATERSHED DISTRICT:  
BASSETT CREEK

ADJACENT WATERBODY MANAGEMENT CATEGORY  
BY CITY OF MINNETONKA:  
MANAGE 2

**GRADING PLAN LEGEND:**

- 1125 EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G SPOT GRADE ELEVATION GUTTER
- 891.00 TC SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- TO CURB AND GUTTER (T.O = TIP OUT)
- EMERGENCY OVERFLOW

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*Matthew R. Pavak*  
Matthew R. Pavak  
DATE 06/04/18 LICENSE NO. 44263

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PROJECT NO.: 17195

GRADING PLAN ENLARGEMENT  
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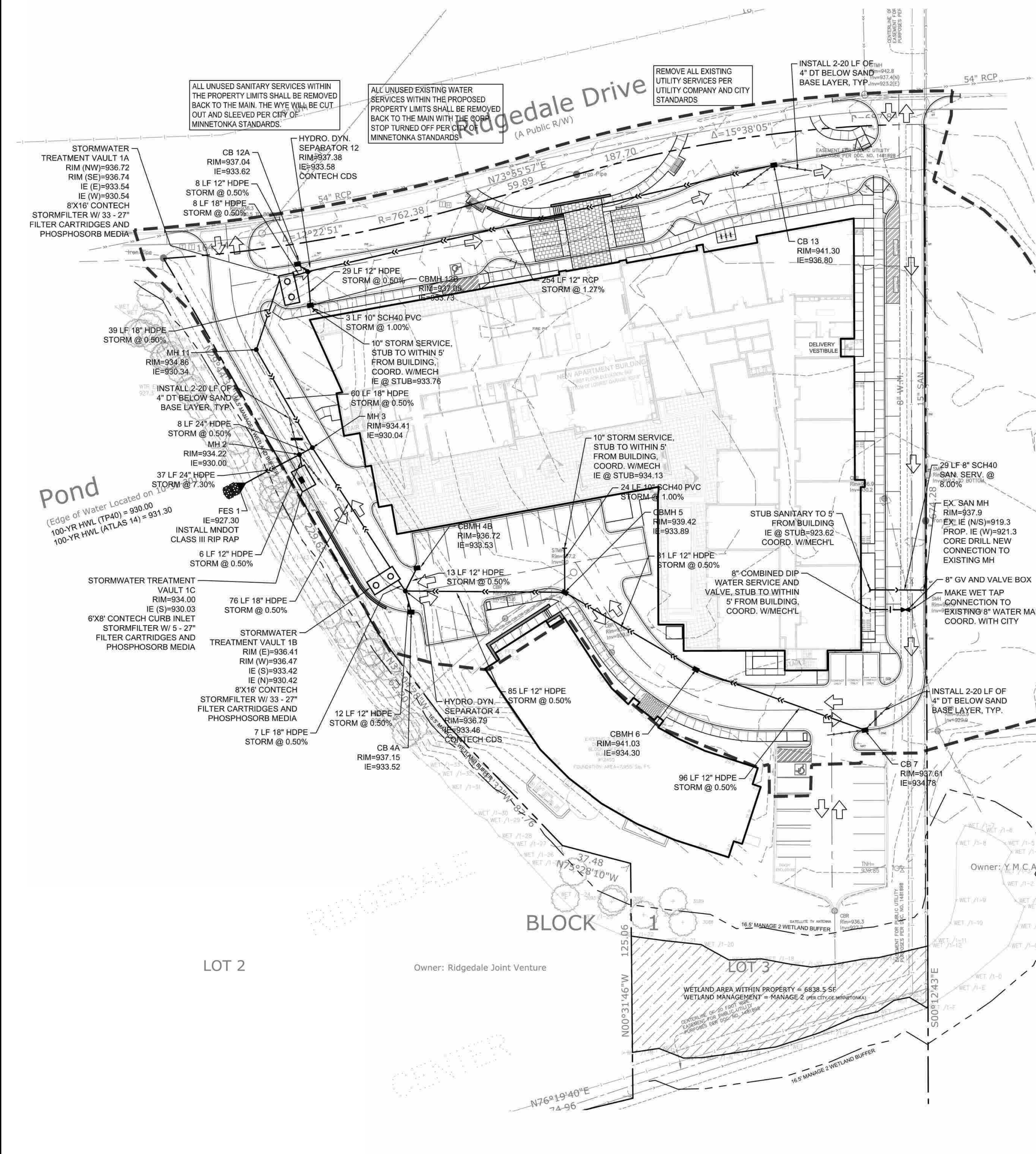


**GENERAL UTILITY NOTES:**

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

**CITY OF MINNETONKA UTILITY NOTES:**

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.



**UTILITY LEGEND:**

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

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**UTILITY PLAN ENLARGEMENT**

**C4.0**



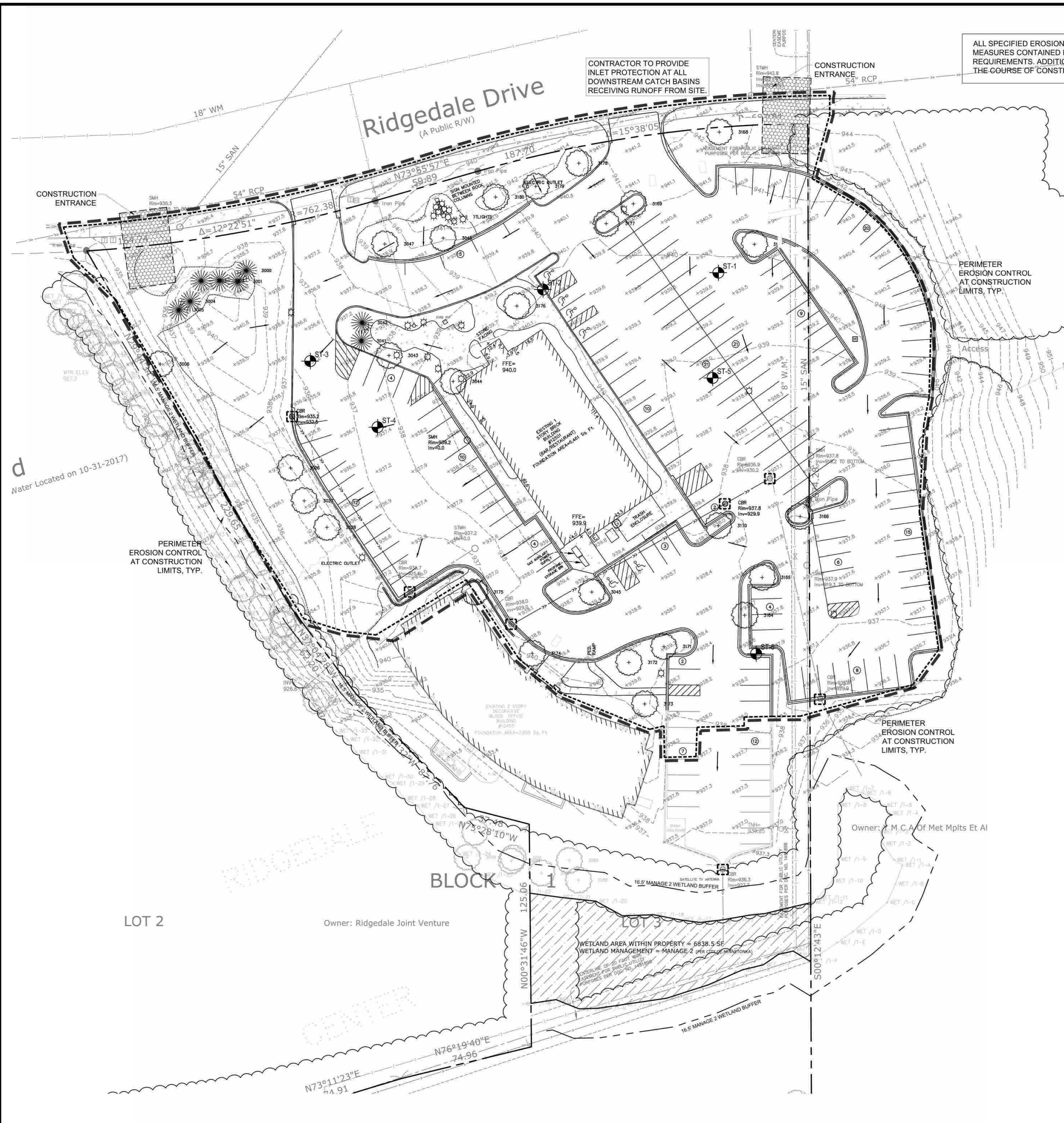












CONTRACTOR TO PROVIDE INLET PROTECTION AT ALL DOWNSTREAM CATCH BASINS RECEIVING RUNOFF FROM SITE.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

**SWPPP NOTES:**

1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

**CITY OF MINNETONKA EROSION CONTROL NOTES:**

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

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- LEGEND:**
- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
  - 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
  - DRAINAGE ARROW
  - - - - - SILT FENCE / BIOROLL - GRADING LIMIT
  - INLET PROTECTION
  - ▨ STABILIZED CONSTRUCTION ENTRANCE
  - ▨ EROSION CONTROL BLANKET

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 (800) 252-1166 TOLL FREE  
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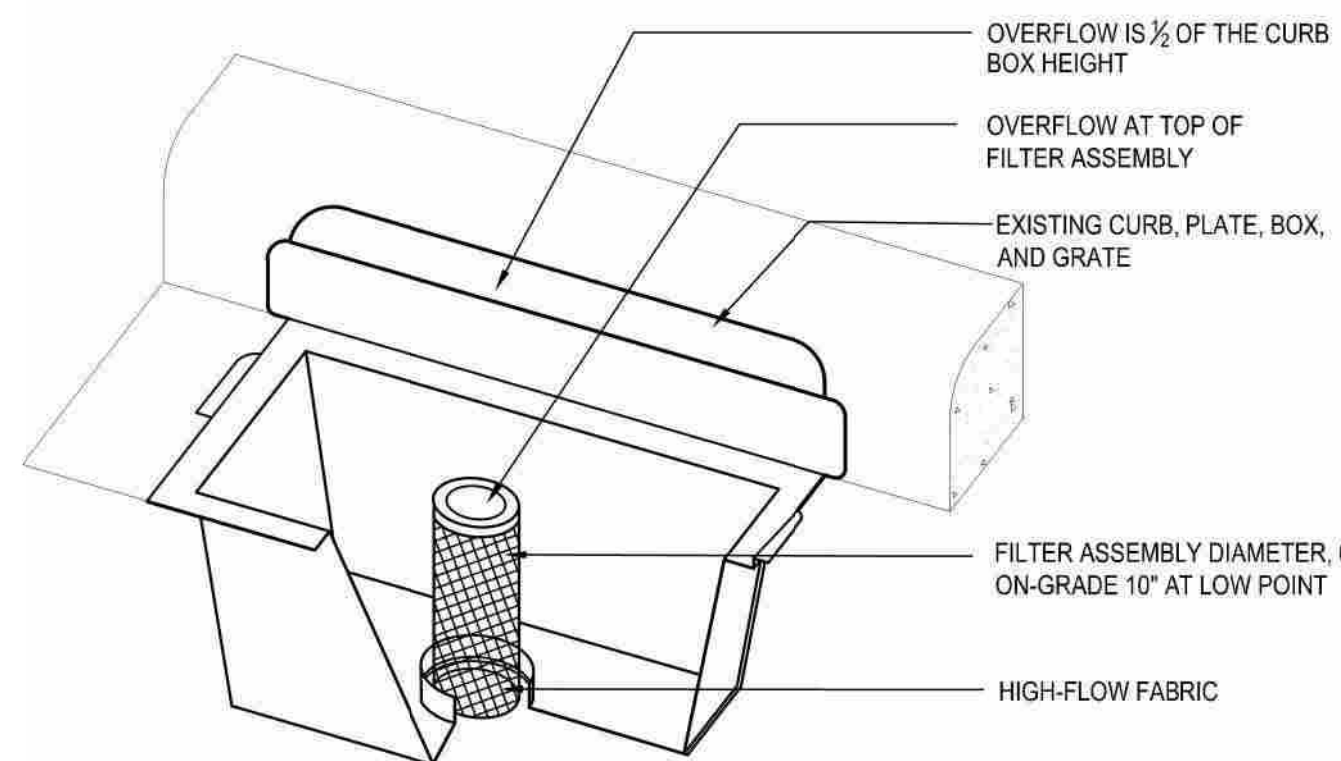
1" = 20'-0"  
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SWPPP - EXISTING CONDITIONS

**SW1.0**

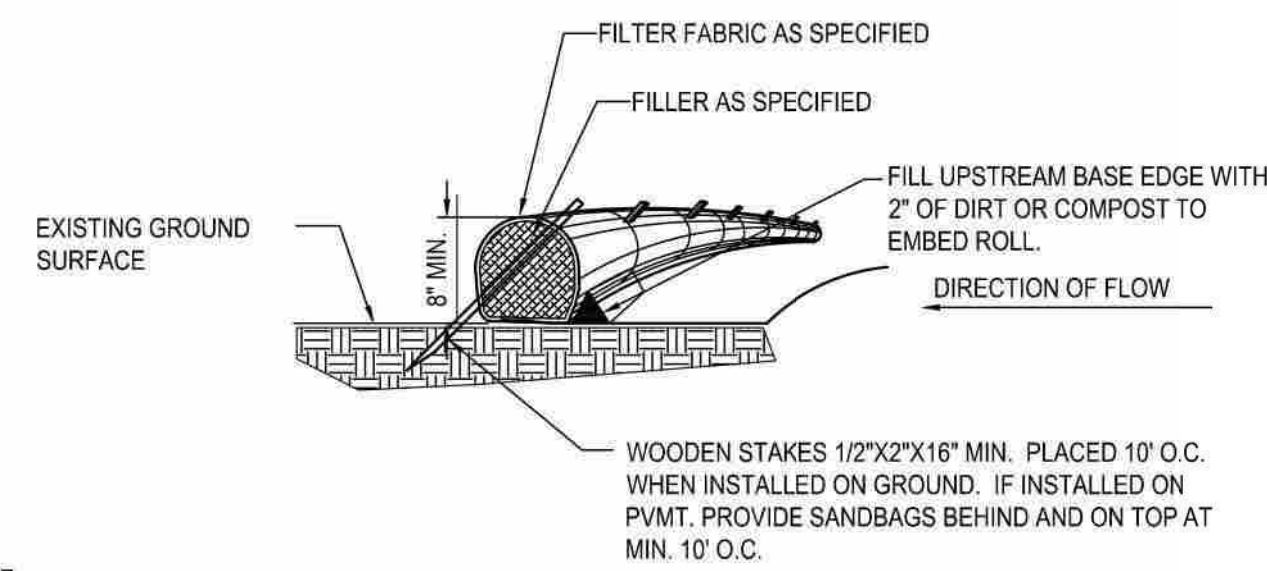
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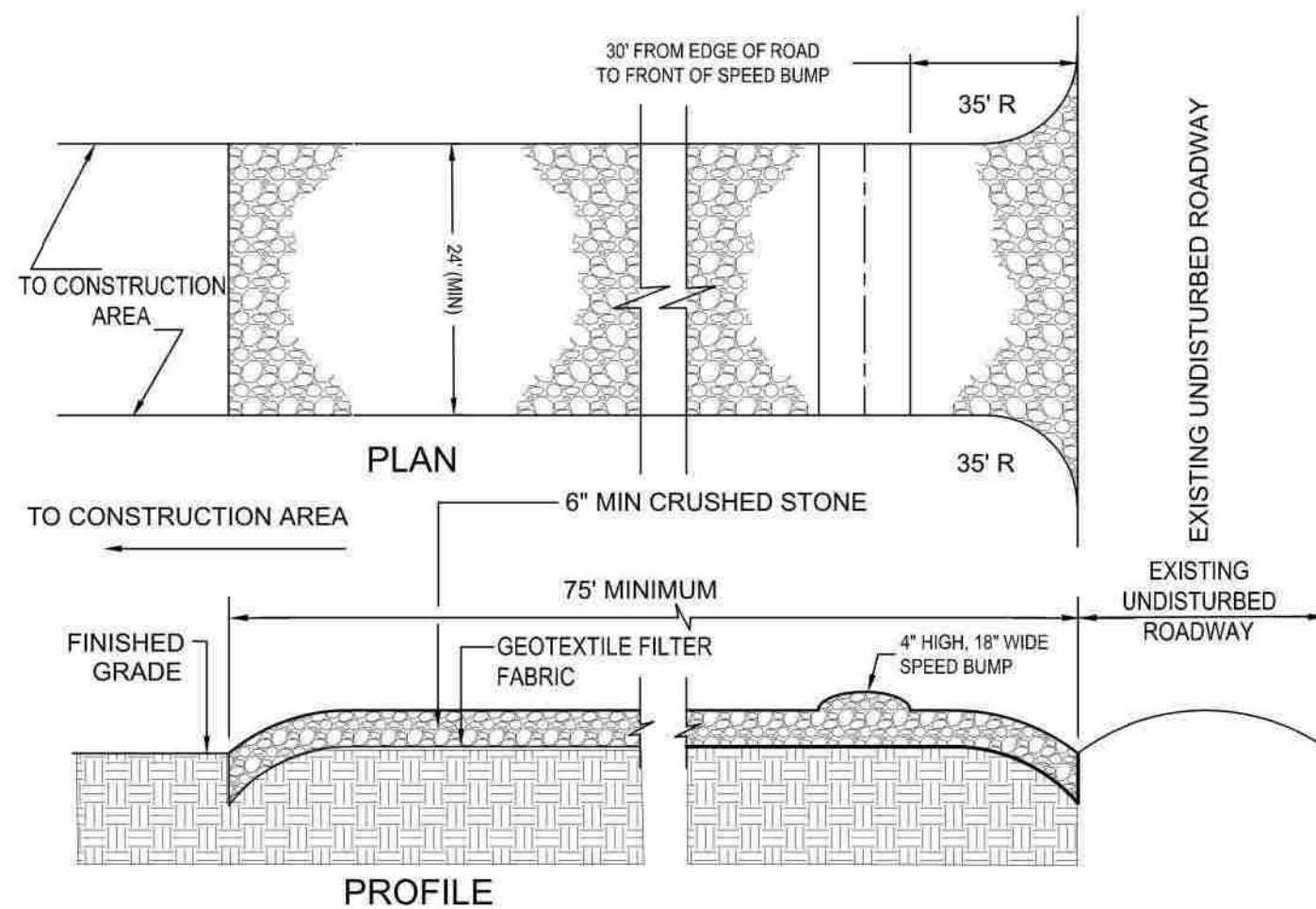
- NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
  2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
  3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

**1 CURB INLET FILTER**  
N T S



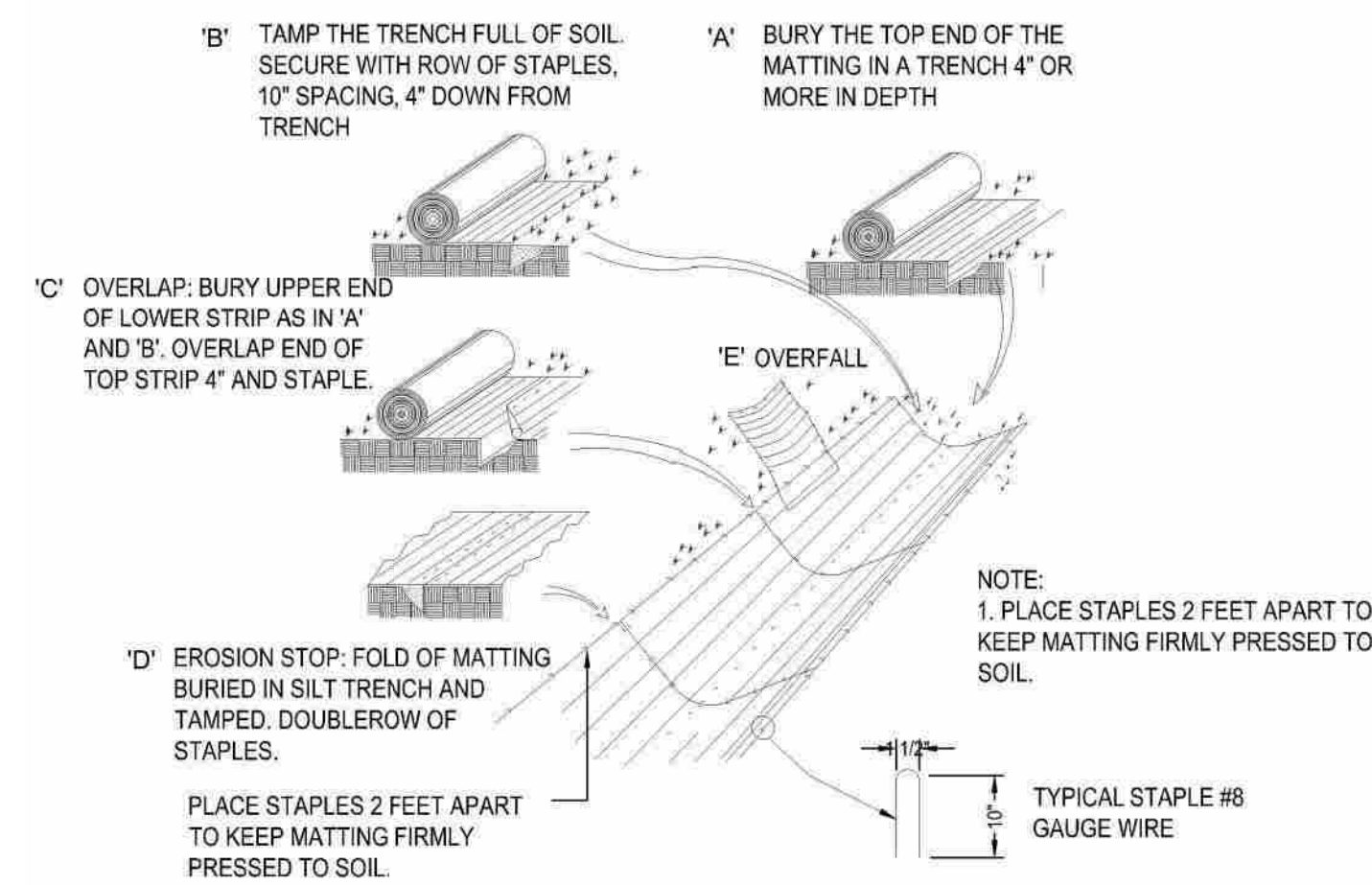
- NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
  2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
  3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8\".
  4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12\" AT ENDS AND STAKE.
  5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

**4 SEDIMENT BIO-ROLL / COMPOST FILTER LOG**  
N T S

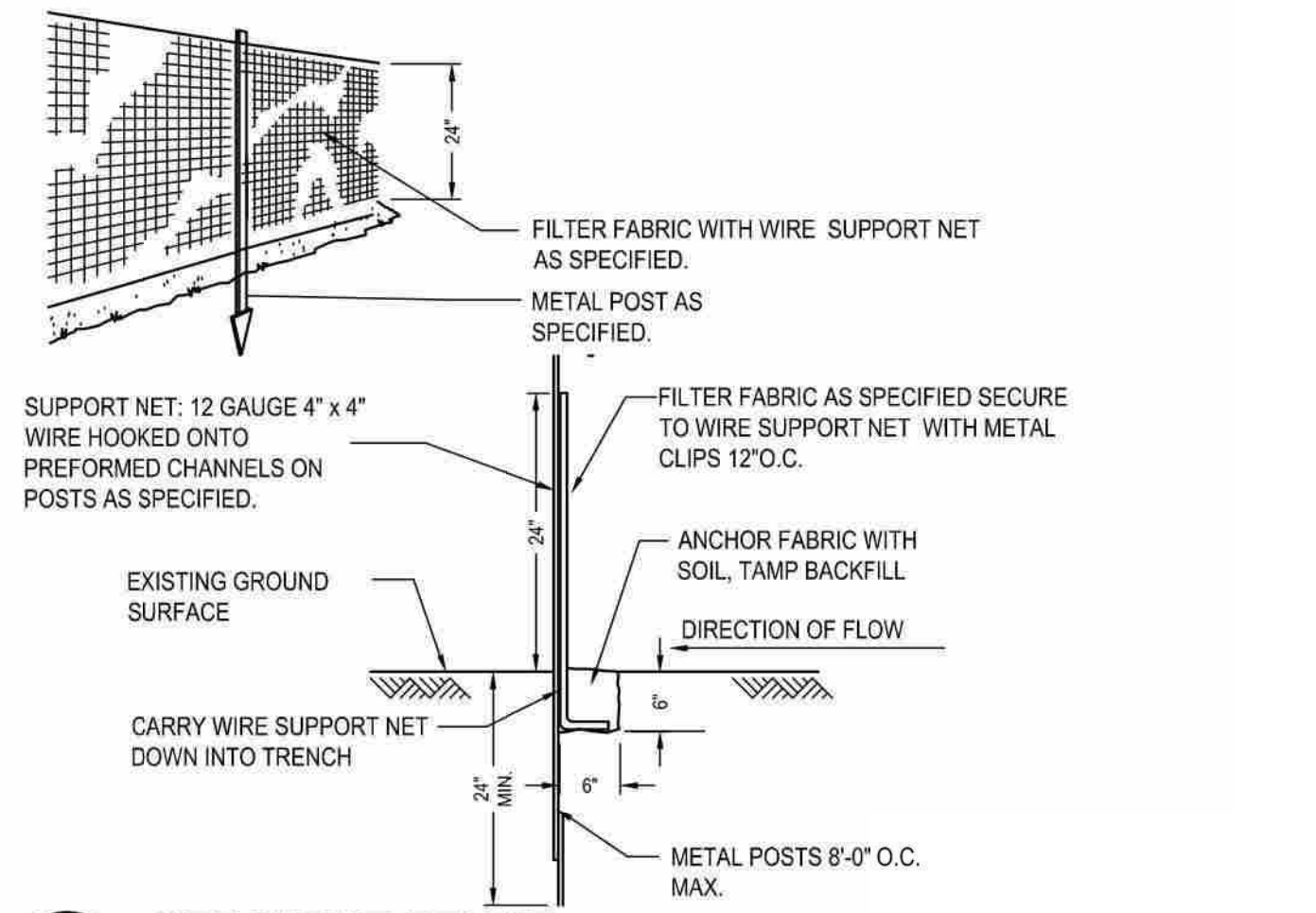


- NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
  2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
  3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
  4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
  5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
  6. CRUSHED STONE SHALL BE 1-1/2\" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 211B.

**2 STABILIZED CONSTRUCTION ACCESS**  
N T S



**3 EROSION BLANKET**  
N T S



**5 SEDIMENT FENCE**  
N T S



**RIDGEDALE EXECUTIVE APARTMENTS, INC.**  
12455 RIDGEDALE DRIVE, MINNETONKA, MN 55305  
**ROTENBERG COMPANIES, INC.**  
12455 RIDGEDALE DRIVE, SUITE 103, MINNETONKA, MN 55305

PROJECT

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

*Matthew R. Pavak*  
Matthew R. Pavak  
DATE 06/04/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
01/24/18	CITY SUBMITTAL
06/04/18	CITY RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO.: 17195

SWPPP - DETAILS

**SW1.2**

**GENERAL SWPPP REQUIREMENTS AND NOTES:**

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2013 # MNR100001) PAGES 1-35) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

**PART III STORMWATER DISCHARGE DESIGN REQUIREMENTS**

**SWPPP (PART III.A)**

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
4. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND. INSTALL
5. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (PART III.B)
6. CLEAR AND GRUB REMAINDER OF SITE
7. STRIP AND STOCKPILE TOPSOIL
8. ROUGH GRADING OF SITE
9. STABILIZE DENUDED AREAS AND STOCKPILES
10. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
11. INSTALL SILT FENCE / INLET PROTECTION AROUND C&S
12. INSTALL STREET SECTION
13. INSTALL CURB AND GUTTER
14. BITUMINOUS ON STREETS
15. FINAL GRADE BOULEVARD, INSTALL SEED, AND MULCH
16. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
17. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.) (PART III.C)
18. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

**RECORDS RETENTION (PART III.E):**

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN PART II.C. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE PART IV.E. INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS (LAND MAINTENANCE); AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

**SWPPP IMPLEMATION RESPONSIBILITIES:**

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMP'S AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
  - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER PART III.F.1 OF THE PERMIT.
  - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
  - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

**PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS**

**CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:**

1. ALL FIELD REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE CONTRACTOR MUST IMPLEMENT THE SWPPP AND PROVIDE BMP'S IDENTIFIED IN THE SWPPP IN AN APPROPRIATE AND FUNCTION MANNER.
3. THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. AT A MINIMUM, THE FOLLOWING STORMWATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.

**EROSION PREVENTION (PART IV.B):**

THE CONTRACTOR IS RESPONSIBLE FOR PLANNING FOR AND IMPLEMENTING APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION, SO THAT THE INSPECTION AND MAINTENANCE REQUIREMENTS OF PART IV.E. ARE COMPLIED WITH. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT NO LATER THAN THE END OF THE NEXT WORK DAY WHEN EARTH-DISTURBING ACTIVITIES WILL CEASE FOR AT LEAST 14 DAYS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT BUT MUST COMPLY WITH PART IV.C.5.

SOILS WITHIN 200 FEET OF A PUBLIC WATER (AS DESIGNATED BY THE MINNESOTA DNR) MUST BE STABILIZED WITHIN 24 HOURS DURING FISH SPAWNING TIMES.

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

**SEED NOTES (PART III.A.4.A):**

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:  
IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

**TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.**

**SEED**

- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

**MULCH**

- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

**SLOPES**

- 3:1 (HORIZONTAL) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

**SEDIMENT CONTROL (PART IV.C):**

- SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
- a. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS THAT ARE DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
  - b. IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMP'S MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN PART III.A.4. A. THROUGH C.
  - c. IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.

SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH PART IV.G.

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND THE PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER) VERIFYING THE NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP OR AVAILABLE WITHIN 72 HOURS UPON REQUEST. WHEN WRITTEN CORRESPONDENCE CAN NOT BE OBTAINED IN A TIMELY MANNER, THE SPECIFIC INLET PROTECTION CAN BE REMOVED TO ALLEVIATE THE IMMEDIATE SAFETY CONCERN. HOWEVER, EFFORTS TO OBTAIN WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP AND AVAILABLE WITHIN 72 HOURS UPON REQUEST. PERMISSION TO REMOVE INLET PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OBTAINED FROM THE JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) MUST BE MINIMIZED BY BMP'S SUCH AS STONE PADS, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPINGS MUST BE USED IF SUCH BMP'S ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET (SEE PART IV.E.4.D.).

THE PERMITTEE MUST MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF THE SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED. METHODS FOR MINIMIZING COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT, AND STAYING OFF OF AREAS TO BE LEFT UN-COMPACTED. METHODS TO PRESERVE TOPSOIL INCLUDE STRIPPING AND STOCKPILING TOPSOIL PRIOR TO GRADING OR EXCAVATION OPERATIONS.

THE PERMITTEE MUST INSTALL TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN PART III.B. OF THIS PERMIT.

**DEWATERING AND BASIN DRAINING (PART IV.D):**

DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER, DOWNSTREAM LANDOWNERS OR WETLANDS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEATHING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS.

FILTER BACKWASH WATERS MUST BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. DISCHARGE OF THE BACKWASH WATER TO SANITARY SEWER IS ALLOWED WITH PERMISSION OF THE SANITARY SEWER AUTHORITY.

**INSPECTIONS AND MAINTENANCE (PART IV.E):**

THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE AND PROPER OPERATION OF EROSION AND SEDIMENT CONTROL FACILITIES. THE CONTRACTOR SHALL AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER AND WITHIN 7 DAYS AFTER THAT. CONTINUE INSPECTION ACTIVITIES UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER THE CONTRACTOR SHALL PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.

BASED ON INSPECTION RESULTS THE CONTRACTOR MAY MODIFY THE SWPPP IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. THIS MODIFICATION MUST BE MADE WITHIN 7 CALENDAR DAYS OF THE INSPECTION UNLESS OTHERWISE REQUIRED BY THE TERMS OF THE PERMIT, LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

INSPECTION REPORTS MUST BE RECORDED WITHIN 24 HOURS IN WRITING AND KEPT ON FILE BY THE CONTRACTOR AS AN INTEGRAL PART OF THE SWPPP ON SITE AND THEN FOR AT LEAST 3 YEARS FROM THE DATE OF COMPLETION OF THIS PROJECT.

ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED TOPSOIL. THIS REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

SEE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR SITE SPECIFIC INSPECTIONS AND MAINTENANCE REQUIREMENTS.

**POLLUTION PREVENTION MANAGEMENT (PART IV.F):**

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DISPOSAL REQUIREMENTS.

HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTEWATER PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

CONCRETE WASHOUT: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER THE GROUND IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. CONCRETE WASHOUT MAY ALSO OCCUR OFF SITE ACCORDING TO THE APPROPRIATE REGULATIONS.

FUELING OPERATION PLAN: ALL FUELING SHALL TAKE PLACE AT THE DESIGNATED FUELING LOCATION AND ACCORDING TO BEST PRACTICES FOR SITE FUELING OPERATIONS AS TO MINIMIZE THE POTENTIAL FOR SPILLS.

SPILL PREVENTION PLAN: ALL SPILLS SHALL BE IMMEDIATELY CLEANED UP AFTER DISCOVERY. THE SITE SUPERINTENDENT, WHO IS RESPONSIBLE FOR DAY-TO-DAY ONSITE CONSTRUCTION OPERATIONS WILL BE THE SPILL PREVENTION COORDINATOR AND WILL BE RESPONSIBLE FOR IMPLEMENTING CLEAN UP PROCEDURES, POSTING CLEAN UP RECOMMENDATIONS, AND ENSURING PROPER CLEAN UP TRAINING OF APPROPRIATE PERSONNEL.

SANITARY AND SEPTIC WASTE: SANITARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION, FOR THE USE OF THE CONTRACTOR'S EMPLOYEES. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS WILL COLLECT SANITARY WASTE FROM PORTABLE UNITS.

**FINAL STABILIZATION (PART IV.G):**

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE ACCORDING TO THE DEFINITIONS IN THE NPDES GENERAL PERMIT PART IV SECTION G. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR WITHIN 7 DAYS AFTER SELLING THE SITE OR PORTION OF THE SITE (THAT HAS NOT UNDERGONE FINAL STABILIZATION ) TO ANOTHER PARTY. A COPY OF THIS NOTICE OF TERMINATION / PERMIT MODIFICATION FORM MUST GO TO THE NEW OWNER. THE ORIGINAL CURRENT OWNER MUST PROVIDE A SWPPP TO THE NEW OWNER THAT SPECIFICALLY ADDRESSES THE REMAINING CONSTRUCTION ACTIVITY. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) AND SWPPP PLAN SHEETS FOR FINAL STABILIZATION MEASURES

**TRAINING (PART III.A.2)**

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.  
TRAINING COURSE: DESIGN OF SWPPP  
TRAINING ENTITY: UNIVERSITY OF MINNESOTA  
INSTRUCTOR: JOHN CHAPMAN  
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011  
TOTAL TRAINING HOURS: 12  
RE-CERTIFICATION: 3/16/2017 (8 HOURS), EXP. 5/31/2020

**OWNER INFORMATION**

OWNER:  
ROTENBERG COMPANIES, INC.  
12455 RIDGEDALE DRIVE, SUITE 103  
MINNETONKA, MN 55305

CONTACT:



4931 W. 35TH ST. SUITE 200  
ST. LOUIS PARK, MN 55416  
CivilSiteGroup.com

Matt Pavek 763-213-3944 Pat Sarver 952-250-2003



Momentum Design Group  
THE LYRIC AT CARLTON PLACE  
765 NORTH HAMPTON AVE. SUITE 180  
ST. PAUL, MN 55114  
OFFICE: 952-563-9788  
www.mdgarchitects.com

**SWPPP CONTACT PERSON**

CONTRACTOR:

SWPPP INSPECTOR TRAINING:  
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT.  
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

**PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM**

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

**SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):**

- CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
- ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
  - ATTACHMENT B: CONSTRUCTION STORMWATER INSPECTION CHECKLIST
  - ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
  - ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.
  - ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.

**SUPPLEMENTAL SITE SPECIFIC EROSION CONTROL NOTES:**

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

**PROJECT NARRATIVE:**

PROJECT IS A REDEVELOPMENT OF AN EXISTING RESTAURANT BUILDING INTO AN APARTMENT BUILDING.

**SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):**

1. DURING CONSTRUCTION:
  - A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
  - B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN PART III.C. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.
2. POST CONSTRUCTION: THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN PART III.D. SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT. SEE PART III.D.1. FOR MORE INFORMATION ON INFILTRATION DESIGN, PROHIBITIONS AND APPROPRIATE SITE CONDITIONS.

**PERMANENT STABILIZATION NOTES SITE SPECIFIC:**

- PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDER OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
  - MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

**AREAS AND QUANTITIES (PART III.A.4.B&C):**

SITE AREA CALCULATIONS		EXISTING	PROPOSED
BUILDING COVERAGE	14,416 SF	7.5%	52,997 SF 27.5%
ALL PAVEMENTS	62,748 SF	32.5%	41,098 SF 21.3%
ALL NON-PAVEMENTS	115,883 SF	60.0%	98,952 SF 51.3%
<b>TOTAL SITE AREA</b>	<b>193,047 SF</b>	<b>100.0%</b>	<b>193,047 SF 100.0%</b>
<b>IMPERVIOUS SURFACE</b>			
EXISTING CONDITION	77,164 SF	40.0%	
PROPOSED CONDITION	94,095 SF	48.7%	
DIFFERENCE (EX. VS PROP.)	16,931 SF	8.8%	
<b>EROSION CONTROL QUANTITIES</b>			
DISTURBED AREA	120,193 SF		
SILT FENCE/BIO-ROLL	1,500 LF		
EROSION CONTROL BLANKET	0 SF		
INLET PROTECTION DEVICES	±17 EA		

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

**RIDGEDALE EXECUTIVE APARTMENTS, INC.**  
12455 RIDGEDALE DRIVE, MINNETONKA, MN 55305  
**ROTENBERG COMPANIES, INC.**  
12455 RIDGEDALE DRIVE, SUITE 103, MINNETONKA, MN 55305

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

Matthew R. Pavek  
DATE 06/04/18 LICENSE NO. 44263

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
01/24/18	CITY SUBMITTAL
06/04/18	CITY RESUBMITTAL

**REVISION SUMMARY**

DATE	DESCRIPTION

PROJECT NO.: 17195

**SWPPP - NARRATIVE**

**SW1.3**

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ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT NAME: RIDGEDALE APARTMENTS
PROJECT LOCATION (BRIEFLY DESCRIBE WHERE CONSTRUCTION ACTIVITY OCCURS. INCLUDE ADDRESS IF AVAILABLE.)
ADDRESS: 12455 RIDGEDALE DRIVE
CITY OR TOWNSHIP: MINNETONKA
STATE: MN
ZIP CODE: 55305
LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 44.965165 N, 93.436508 W
METHOD OF LAT/LONG COLLECTION (CIRCLE ONE): GPS (ONLINE TOOL) USGS TOPOGRAPHIC
ALL CITIES WHERE CONSTRUCTION WILL OCCUR: MINNETONKA
ALL COUNTIES WHERE CONSTRUCTION WILL OCCUR: HENNEPIN
ALL TOWNSHIPS WHERE CONSTRUCTION WILL OCCUR: N/A

PROJECT SIZE (NUMBER OF ACRES TO BE DISTURBED): 2.9

PROJECT TYPE (CIRCLE ONE): RESIDENTIAL COMMERCIAL/INDUSTRIAL ROAD CONSTRUCTION
RESIDENTIAL & RD CONSTRUCTION OTHER (DESCRIBE): XXXXX

CUMULATIVE IMPERVIOUS SURFACE (TO THE NEAREST TENTH ACRE)
EXISTING AREA OF IMPERVIOUS SURFACE: 1.8
POST CONSTRUCTION AREA OF IMPERVIOUS SURFACE: 2.2
TOTAL NEW AREA OF IMPERVIOUS SURFACE: 0.4

RECEIVING WATERS

Table with 5 columns: WATER BODY ID, NAME OF WATER BODY, WATER BODY TYPE, SPECIAL WATER? (Y/N), IMPAIRED WATER (Y/N)

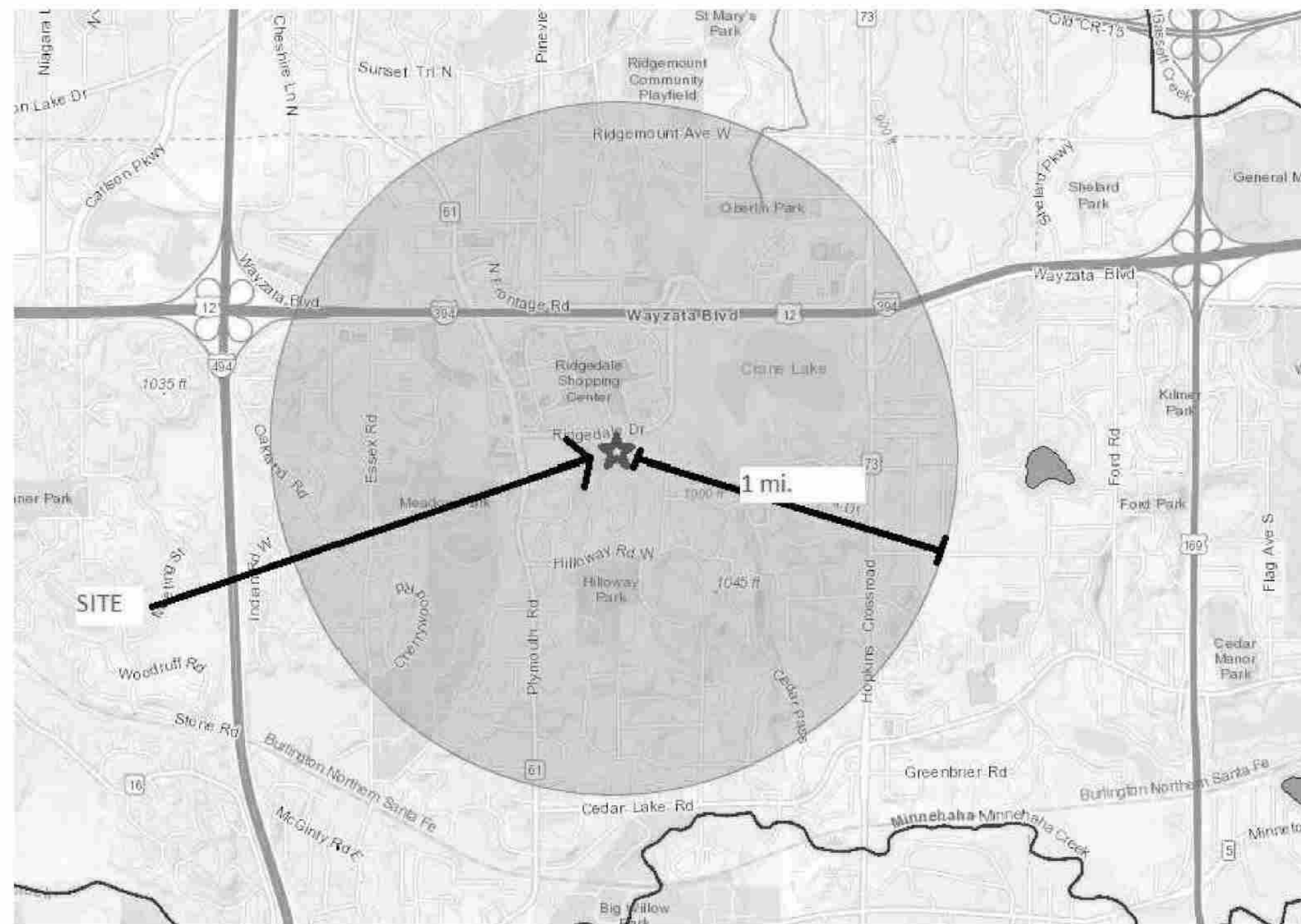
DATES OF CONSTRUCTION

CONSTRUCTION START DATE: ~5/18
ESTIMATED COMPLETION DATE: ~11/19

GENERAL CONSTRUCTION PROJECT INFORMATION

DESCRIBE THE CONSTRUCTION ACTIVITY (WHAT WILL BE BUILT, GENERAL TIMELINE, ETC.): Redevelopment of an existing site into a residential apartment building.
DESCRIBE SOIL TYPES FOUND AT THE PROJECT: BASED ON SOIL BORINGS, MOST OF THE SITE CONSISTS OF ORGANIC SOIL, FILL, AND CLAY. INFILTRATION IS NOT FEASIBLE.

SITE LOCATION MAP - ATTACH MAPS (U.S. GEOLOGIC SURVEY 7.5 MINUTE QUADRANGLE, NATIONAL WETLAND INVENTORY MAPS OR EQUIVALENT) SHOWING THE LOCATION AND TYPE OF ALL RECEIVING WATERS, INCLUDING WETLANDS, DRAINAGE DITCHES, STORMWATER PONDS, OR BASINS, ETC. THAT WILL RECEIVE RUNOFF FROM THE PROJECT. USE ARROWS SHOWING THE DIRECTION OF FLOW AND DISTANCE TO THE WATER BODY.



GENERAL SITE INFORMATION (III.A)

- 1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S), INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMP'S AS NECESSARY. (III.A.4.A)
2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (III.A.4.B) SEE PAGE SW1.3
3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (III.A.3.B-F):
EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

- LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.
4. WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT? NO
5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY TO PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060? NO
6. DOES THE SITE DISCHARGE TO A CALCAREOUS FEN LISTED IN MINN. R. 7050.0160, SUBP. 6 B? NO
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (III.D.)

- 1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE? NO
IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE PART III.D OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN PART III.D.1.J. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF OTHER VOLUME REDUCTION (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD)
2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT (III.D.):
• WET SEDIMENTATION BASIN
• INFILTRATION/FILTRATION
• REGIONAL PONDS
• COMBINATION OF PRACTICES
INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE PART III.D OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.
PROPRIETARY FILTER.
CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.

EROSION PREVENTION PRACTICES (IV.B)

- DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.).
3. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.).
4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE).
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS); DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED.
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN 24 HOURS AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SURFACE WATERS.
8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.).
9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMP'S FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS).
10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMP'S TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED INFILTRATION AREAS. MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREAS.

SEDIMENT CONTROL PRACTICES (IV.C)

- DESCRIBE THE METHODS OF SEDIMENT CONTROL BMP'S TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS
1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
SEE INLET PROTECTION DETAILS
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE
5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA:
SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
LIGHT TRACKED EQUIPMENT WILL BE USED. TOPSOIL WILL BE STRIPPED AND STOCKPILED
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART IV.C.10 OF THE PERMIT:
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER? NO
IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART III.C OF THE PERMIT.
N/A

ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (APPENDIX A, PARTS C AND D)

- 1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS? NO
2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSES SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
N/A
3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME.
N/A
4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
N/A
5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
N/A
6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
N/A
7. WETLANDS. DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)? YES OR NO
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH PART D OF APPENDIX A.
N/A

INSPECTIONS AND MAINTENANCE (IV.E)

- DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:
• ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND
• WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT
INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.
INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT 'ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST'
1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater:
ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
2. Describe practices for storage and disposal of pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials:
ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
3. Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7045, including restricted access and secondary containment:
ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:
ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS
5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040:
SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. Describe spill prevention and response for fueling and equipment or vehicle maintenance:
EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site:
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE
8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground:
ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (IV.G)

- 1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
2. DESCRIBE PROCEDURES FOR COMPLETING FINAL STABILIZATION AND TERMINATING PERMIT COVERAGE (SEE PART IV.G.1-5):
UPON STABILIZATION DESCRIBED ABOVE, THE CONTRACTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

DOCUMENTATION OF INFEASIBILITY: (IF APPLICABLE)

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavsek 763-213-3944 Pat Sarver 952-250-2003
Momentum Design Group
THE LYRIC AT CARLTON PLACE
765 NORTH HAMPTON AVE. SUITE 180
ST. PAUL, MN 55114
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PROJECT
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Matthew R. Pavsek
DATE 06/04/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
01/24/18 CITY SUBMITTAL
06/04/18 CITY RESUBMITTAL
REVISION SUMMARY
DATE DESCRIPTION

PROJECT NO.: 17195
SWPPP - ATTACHMENTS

SW1.4
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## COMPARISON OF PLANS

### Original Concept Plan Submission – 6-stories (north elevation)



### Revised Concept Plan Submission – 5-stories (north elevation)



### Comparison of Concept Plan Submissions



### Formal Plan Submission – 4-stories (north elevation)



### Comparison of Revised Concept Plan (5-stories) to Formal Plan Submission – (4-stories)



### Comparison of all plans

Original Concept Plan (6-stories)

Revised Concept Plan (5-stories)

Formal Plan Submission – (4-stories)



## CONCEPT PLAN MINUTES

## PLANNING COMMISSION NOVEMBER 30, 2017 MEETING MINUTES

### **A. Concept plan for Ridgedale Executive Apartments, a 112-unit luxury apartment building, at 12501 Ridgedale Drive.**

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

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

Chair Kirk noted that he is the YMCA director of architectural services, but there is no conflict for him with the proposed application as a member of the planning commission.

Schack confirmed with Gordon that the density would equal 25 to 30 units per acre.

Richard Rotenberg, applicant, stated that he purchased the property in 1986. He built the office building at 12455 Ridgedale Drive. Red Stone Grill recently terminated its lease agreement. The site is fantastic. The proposed plan fits with the city's 2035 vision.

Charlie Carpenter, attorney for the applicant, stated that he has studied the city's vision statement for Ridgedale Village. The concept would fit pretty well. The property lies at the center of Ridgedale Drive. Given its prominent location and natural beauty, the proposal would create a center piece for the Ridgedale Center Village. There is a substantial demand not being met for up-scale rental housing. The largest demand is from empty nesters who want high-quality homes, freedom, and the amenities of a luxury apartment. Young professionals would also reside in the proposal. The proposal would serve as a catalyst for investment in the Ridgedale area. The project would include heated parking, electronic vehicle charging stations, wash bays, a private yoga studio, boardrooms equipped with communication technology, virtual golf, a putting green, and a concierge. The high quality of the project would set it apart. It would become an iconic presence.

Jesse Hamer, design architect for the applicant, stated that he was directed to create a luxury, elegant, and beautiful building. The proposal would have 111 units, 6 stories, and exterior made of natural stone.

***Knight moved, second by Calvert, to extend the meeting until midnight.***

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

Mr. Hamer stated that glass with glazing would be used to allow more light to come inside. Details at the base would include metal panels. The building was designed to be pushed up against Ridgedale Drive to make it part of the community, maximize the number of parking stalls between the buildings, and create as much distance between the neighbors on the south side as possible. The site is wooded which is a big amenity. There would be wood floors and marble countertops in the units. The proposal would be an asset to the neighborhood.

Dan Rhodes, applicant's landscape architect, addressed the concerns expressed at the neighborhood meeting. The building would be pushed close to Ridgedale Drive and away from neighbors on the south. The closest residence would be 130 feet from the nearest point of the building. The Ridgedale Library and YMCA are further south than the proposed building. The bluff between the site and adjacent south neighbors would provide effective screening. The applicant has agreed to work with neighbors to add more screening such as evergreens that would be more effective in the winter. There would be a path along the pond and a path that would tie in with the government center.

Mr. Rotenberg is looking forward to doing a great project. The Ridgedale area is the center and hub of the city. It belongs to the entire city of Minnetonka. It would be a great project for everyone and would be impressive when done.

Powers confirmed with Mr. Rotenberg that the existing building and proposed building would complement each other.

The public was invited to comment.

Kim Leventhal, 2030 Norway Pine Circle, asked if 4.3 acres encompasses the entire site. Gordon answered affirmatively. It includes the developed portion of the site and the portion that would be in a conservation easement.

Dr. Mark Stesin, 2000 Norway Pine Circle, stated that he spoke on behalf of the neighborhood. He did not believe that one would not be able to see a six-story building through the trees from his house. The path would cause people to walk through the residents' back yards. There is not enough room to tear down trees, put in a path, and install railings to prevent people from falling into the pond. Commissioners need to visit the site. He welcomed commissioners to his back yard. He was not opposed to building on the property, but six stories would be way out of proportion for the density and proximity to the neighborhood.

Gary Van Cleave, attorney on behalf of Mark and Heather Stesin at 2000 Norway Pine Circle, Felix and Donna Ricco at 2010 Norway Pine Circle, and Andy and Zhanna Schectman at 2074 Austrian Pine Circle stated that:

- The property owner has the right to develop the property, but the proposal is not the right size. There are inconsistencies between the proposal and the comprehensive guide plan and zoning ordinances. The building would exceed the allowed size and scale for the area. He disagreed that the proposal would fit within the context of the surrounding neighborhood.
- The PID I-494 district does not allow a mixed-use development.
- The height and mass would be grossly out of scale and character with the surrounding area.
- There would not be adequate buffering between different land uses.
- The proposal would increase traffic, noise, and light exposure. Balconies would face sideways toward the neighborhood.
- The zoning district limits FAR to .75. The proposed FAR is 1.06.
- The trail adjacent to the single-family residences would not provide adequate buffering, would cause tree removal, and result in bluff destabilization.
- The neighbors he represents strongly object to the proposed project. He urges commissioners and city councilmembers to direct the applicant to work with staff to develop a project consistent with policies and law and work with neighbors.

Annette Bertelsen, 13513 Larkin Drive, stated that:

- The proposed path would be a park trail that would be paid for with park and trail improvement funds. It would be maintained by the park and trail budget. Adding a trail around the pond had never been mentioned before this proposal. The trail would be 10 feet from houses. The trail would be a loop that would go nowhere. The trail is not needed. The funds should be used for other parks and trails.

Zhanna Schectman, 2074 Austrian Pine, stated that:

- Her house was built four years ago. The back of the house is all windows. The second floor of her house would overlook the proposed building. Her fear is that people with binoculars would look in her windows. Her house would have no privacy if the building would be six stories tall. The back of her house would be lit up all night long. She opposed the proposal.

Richard Campion, 12700 Sherwood Place, stated that:

- The easement travels to Woodbine.
- When the leaves are down, the Ridgedale Service Center is visible and residents are used to the view. When the leaves are on, none of the buildings are visible.
- He understood that the trail could connect to Plymouth Road and the sidewalk. He asked if that would be the grand plan. He questioned if another path is necessary.
- Two lanes of traffic are needed instead of making it look green and pretty. Adding hundreds of people around Ridgedale would cause a traffic problem. Cops could tell commissioners about traffic better than an engineer.
- Bike paths provide escape routes for burglars.
- He did not think the trail would be necessary.

Heather Stesin, 2000 Norway Pine Circle, stated that:

- The swing set in her back yard would be 25 feet from the path. She did not think it would be safe.
- Helicopters have looked for shoplifters in the woods before. The path would make it more convenient for criminals to leave a getaway car on her cul de sac.
- The building would be an albatross. The library is two stories and the Sheraton Hotel is three stories. The proposal would not fit in the neighborhood. She would be fine with a three-story building.

Felix Ricco, 2010 Norway Pines Circle, stated that he agrees with his neighbors' comments.

In response to Schack's question, Gordon explained that the trail would not travel south into the neighborhood. It would go around the pond.

Powers requested Dr. Stesin provide photos from his house of the view. Powers liked the idea of a luxury apartment building. There is a demand. The Ridgedale Center area would be the right place. He did not have enough visual evidence yet to determine if six floors would be appropriate.

Calvert agreed that there is a market for luxury, high-density residential housing. The Ridgedale area would be a likely spot for it. She asked what sustainable features would be utilized. A green roof might reduce the mass or industrial look of the building. She drove all of the streets south of the site. In her mind, a six-story building would be intrusive to the neighborhood. It would be an abrupt transition from high density to a single-family resident's back yard. It would be a valuable project. The proposal looks very attractive. The stone exterior would be beautiful. She was concerned with the mass being located so close to a residential area. It would have an urban feel and what people love about Minnetonka is the suburban feel, so she has conflicted feelings.



Schack understood that, generally, it has been agreed that the Ridgedale area is an area suitable for high density. The proposed mass seems large to be adjacent to single-family houses. She noted that a 10-story office building would not be any better. The need for high-density housing is great, but 6 stories at the proposed location does seem like a lot. She commended the inclusion of electric-vehicle plugins, but would look for more than that from a sustainability perspective.

Sewall felt that the land use would be appropriate. There is a compromise to be made. He saw dense housing orbiting Ridgedale and funneling people towards Ridgedale.

Powers asked if the proposal would move forward if the SWLRT would not be completed. Mr. Rotenberg answered in the affirmative. He noted that the illustrations were created using actual elevations and a survey. Trees that would be planted were included in the illustration. The white building is the building based on the survey. The light pole is 15-feet tall. The building would be visible in the winter without additional buffering, but not in the summer.

Knight thought that the angle would be so low that a six-story building would not look like a six-story building from the houses. The density would work. It does not look too big. View corridors are not property rights. He would like staff, the developer, and city councilmembers to add some clarity around the favored zoning districts.

Chair Kirk wondered about the FAR in regard to high-density housing. He would be comfortable not including the trail or creating two dead-end trails that would not encroach on the neighborhood. He saw the center of Ridgedale Center as a bullseye. He thought the mass would be too large. He preferred four stories.

Calvert agreed with Chair Kirk.

**Minutes  
Minnetonka City Council  
Monday, December 4, 2017**

**B. Concept plan review for Ridgedale Executive Apartments at 12501 Ridgedale Drive**

Gordon and Wischnack gave the staff report.

Wagner noted the close proximity to Ridgedale Drive. He said he understood this was a concept plan, but questioned the setbacks as shown in the plan. Gordon said staff had not done any detailed review with how the building sits on the property. Wischnack said she thought the setbacks were similar to the Ridge.

Allendorf said he always thought there was a lot going on even with past use of the property. This concept plan would be even more in terms of footprint. He wondered if the building would even fit on the site. Gordon said staff had not run any numbers on the property. He said the plan was denser than other things on Ridgedale Drive.

Richard Rotenberg, 13924 Emerald Ridge, said he owned the property since 1996. The reason he purchased it was because of the beauty of the property including the pond. It was a serene setting. He owned Redstone and built the office building. He looked at a number of ideas for the site and determined the best thing was for a luxury apartment building. He attempted to fit in with the city's vision for 2035 and thought this plan was ideal.

Charlie Carpenter, an attorney with the Fabyanske Westra Hart & Thomson law firm, provided information about the concept plan. He said there was high demand for upscale rental housing. The upscale apartment building would serve as a catalyst for investment in the Ridgedale center concept. The goal was for the building to become an iconic presence that everyone in the city would be proud of.

Rotenberg said the average one bedroom apartment would be around 969 square feet. This contrasts to other units in the area where the average is around 750-850 square feet. Two bedroom units would average around 1,500 square feet. There would be high ceilings and the appliances would be luxurious.

The project architect, Jesse Hamer from Momentum Design Group, presented further details about the plan. Pushing the building north maximized the parking between it and the office building. It also increased the distance between the building and the neighbors to the south. The

majority of parking would be enclosed both underground and at grade at the first level. The six story building would be approximately 55 feet in height. The natural screening of the site was very important to maintain and was a big amenity. This was set as a priority at the beginning of the process.

Dan Rosen, an attorney with the Kluger, Kaplan, Silverman, Katzen & Levine law firm, said Rotenberg only did things at the highest level. Rosen noted the council received a letter from the Larkin Hoffman law firm representing some of the neighbors. He said the legal argument in the letter was a considerable reach and was inconsistent with the city's comprehensive guide plan and zoning code. At the end of the day the fundamental opposition was not wanting a six story building. The common response to a development was "But I can see it and I couldn't see it before." In the summer, the neighbors would not be able to see the building. In the winter, there was no question something would be seen but the question was what the developer was doing to elevate the neighborhood. The choice was the luxurious vertical surface or a horizontal surface that might be asphalt roadways, driveways or rooftops. These were the only alternatives available. He said the city was looking for density in housing for the area. Without this plan, it would be difficult to achieve that goal. The idea then was to do it in the nicest way possible. He pledged the developer would be 100 percent respectful to the neighbors. The plan would be a tremendous upgrade from Redstone.

Jacob Steen, an attorney with the Larkin Hoffman, said the law firm was representing several of the most affected neighbors who live in the low density residential neighborhood to the south. There was no doubt this would be a nice facility and that it was appropriate for some level of development to occur on the site. It was apparent there was just too much being shoehorned onto the site with this plan. He said looking at the massing in context was important because the city spent a considerable effort with the community to develop policies that specifically address the south end of the Ridgedale area. The comp plan in several places referenced this single family, low density neighborhood by name specifically in the context of the buffers, the transition, massing and height. The buffers and transition were supposed to be buffering from the mall over this property to the single family residential neighbors. This plan would create a high density residential development directly abutting the lowest density residential development in the area. He urged the council to look through this lens as it was evaluating the plan. The comp plan specifically referenced minimizing the impacts of development on this property with managing impacts on nearby low density to the south. He said he hoped the idea of a proposed trail would be dropped because it

was one of the neighbors' biggest concerns. He encouraged the council to direct the applicant to right size the project.

Dr. Mark Stesin, 2000 Norway Pine Circle, said he was speaking not only as a neighbor whose property abuts the development property but also on the behalf of many neighborhoods. Residents on many streets in the area were concerned about the plan. They do not begrudge the property owner from building on his property, but the question was what was appropriate to be built on the property. He said he was very concerned about the mass impacts. This high density building would directly abut the single family residential homes without any transition. Currently he can see the two story office building so he does not buy into the claim the six story apartment building would not be visible. In addition to the building, there would be an issue with lights. This would impact many people in the neighborhood. Noise would also be a factor with the pool and recreation area as well as many of the balconies that will face the neighborhood. Traffic would also be an issue. At question was what the hub of the Ridgedale area project actually was. He said the apartment building was way out of proportion. Another issue was if the path was built as in the plan, his backyard would be about 10 feet away. This would cause safety issues related to crime creating an escape route from Ridgedale.

Heather Stesin, 2000 Norway Pine Circle, said Allendorf was right about being concerned with the footprint. The massive building would impose on the neighboring properties. She showed pictures from her property looking at the development property. She questioned if anyone would want a path so close to their property with the amount of crime in the world. She noted she and her husband along with some neighbors own the property in the center of the cul-de-sac so nothing will be built there. She showed a picture of the current three story building lit up at night and said she couldn't imagine all the light coming from a six story building. She said people move in and out of apartments all the time and there would be many deliveries. Traffic would be an issue as will noise and lights for the entire neighborhood.

Wagner said one of the things that came up at the planning commission hearing was concern about the trail. He said during the discussion about the reconstruction of Ridgedale Drive, there were comments about making the area more walkable, and opening up Crane Lake as a park, although it was unknown how that would be funded. This would be a much better place for park dedication funds to be used than for a path around this building. He asked Gordon the distance between the west edge of Highland Bank and the neighborhood. Gordon indicated it was around 850 feet. Wagner said the council had indicated support for density around Ridgedale as part of the vision for the area as well as a mixed use of

housing. He strongly supported that strategy. The council had also discussed stepping down density as it gets closer to residential neighborhoods. He didn't begrudge the idea of apartments on this site but he did have concern about a six story building. He said there was a desire to do a lot of the density on the Ridgedale property itself but that would require a approval from the mall owner as well as the anchors of the mall.

Bergstedt said he agreed with much of Wagner's comments. He thought the trail was a terrible idea for a lot of reasons. The building had a massive footprint and was six stories high. He thought the proposed use of luxury apartments was fine for the site but more creativity was needed because the concept plan was too massive.

Wiersum said it was an attractive concept from a building perspective but he agreed the mass and scale were too much. He said it clearly needed to be a smaller building to get his support.

Acomb said housing was appropriate for the site. She was concerned about the setback from the road. She said the apartment building would dwarf the office building so it felt out of scale. The mass not only was too big as a transition to the single family residential neighborhood but also with the office building. She questioned if there was a council policy around an affordability component if a property was rezoned. Wischnack said the council adopted a resolution that an affordable component may be required by the council as part of rezoning. Acomb said while she appreciated that there was a market for executive and luxury apartments, she wondered if affordable housing could be included as well. She agreed park dedication fees would be better spent elsewhere in the Ridgedale area.

Allendorf said everybody loved trails but not in their yard. He didn't think a trail belonged in this plan either. He said he wasn't just concerned about the height of the building but also what was going on within the property. The footprint was too big. Something had to be shrunk in order for him to support it. The issue of lights was unfortunate but did not concern him because there would be lights even with a four story building. He thought the site was the perfect place for luxury apartments but didn't think a mix with affordable apartments made sense.

Ellingson agreed the trail was not appropriate. When Cherrywood Pointe was approved there was discussion about a trail for that development. This would have required cutting into the hillside and removing trees and would have ruined the natural area. He was concerned about the setback from Ridgedale Drive although he appreciated the effort to add distance

from the single family home neighborhood. He agreed it would be better if the building wasn't so big.

Schneider said when the council discussed the vision for the area there was a lot of discussion about the YMCA moving to a different location. When the YMCA decided to stay and upgrade the site the council discussed four or five story apartment buildings in the area that would have been even higher than this building given the topography. He said the desire to implement the vision incrementally for higher density housing in the Ridgedale area was still, for him, a top priority. The question was whether this concept was right or wrong and he thought it wasn't right. He wasn't sure what it would take to make it fit right. The visual impacts on the immediate adjacent homes would be similar with a four, five, or six story building. He encouraged Rotenberg to move forward with a high density project, and to work with the neighbors with landscaping their view shed so when the leaves were gone there still would be screening. His biggest concern was the building was 300 feet long, six stories high, and close to the road. He thought the Highland Bank was different because it had a lot of character to it with a lot of ins and outs, balconies and softer colors. This plan looked like a long wall. He would like to see more articulation.

**Minutes  
Minnetonka City Council  
Monday, Jan. 8, 2018**

**C. Concept plan review for Ridgedale Executive Apartments at 12501  
Ridgedale Drive**

Robert Weinstine, an attorney with the Winthrop & Weinstine law firm, said he represented the property owner. Since the council last saw the concept plan, the property owner seriously considered all the feedback he received from the council. Neighborhood issues were reflected upon. Earlier in the day there was a neighborhood meeting that was attended by five or six people and also city staff. He said the plan was generally well received. As a result of listening to the neighbors, the building height was reduced from six stories to five stories. This was a significant financial contribution from the property owner given all the amenities that were being included to make it a first class development. For comparison, he noted the building at 1700 Plymouth Road was six stories. The building southeast of the YMCA was four stories and was much closer to residential homes and the topography was much higher. In addition to reducing the size of the building, the building was moved further back on the property. As a result the closest home would be 423 feet away. The area was wooded and the plan would not affect the trees in any way. The design of the building has been softened. The proposed path was removed. He said the development would be very attractive to empty nesters and young professionals.

Gordon and Community Development Director Julie Wischnack gave the staff report.

Wagner noted the reduced height was about seven feet while most apartment buildings a story was eight to 12 feet high. He asked if part of the reason for this was the amount of parking, which was 250 parking spots for 93 units. He asked if this was discussed at the neighborhood meeting. Gordon said the information Wagner was referencing was a staff interpretation and not from the architect. He said the concept plan indicated floor to ceiling heights around 10 feet. There would also be around two to three feet between floors. As far as the parking, he noted the office building was part of the site. The plan was for two to three spots per unit, visitor parking spots, plus spots for the office building. Staff would do more analysis on the parking if an application was submitted.

Jesse Hamer, from Momentum Design Group, the architect for the project, said the revised height of the building would be about 65 feet, about a nine foot reduction. The current plan met the city's full parking requirement. There were two spaces per units and 57 spaces for the office building. He said in addition to moving the building back, there was an effort to increase the connection to the pedestrian walk area. There also was a plaza area added in front of the building.

Dr. Mark Stesin, 2000 Norway Pine Circle, said he was speaking on behalf of a coalition of neighbors. None of the coalition attended the neighborhood meeting earlier in the day and they remain opposed to the project. They do not oppose bringing in new residents to the city with high density apartment buildings as long

as they comply with the comprehensive plan and do not encroach on neighbors who have lived in the city for decades. He said the change in the height of the building doesn't get at the core issues discussed at the previous council meeting. The building was still too big, bulky and dense for the property. There still were balconies facing the neighborhood, a pool, a recreation area and now an outdoor barbeque area. The trees may buffer the building from being seen but they would not buffer the noise. The entire character of the neighborhood abutting the property would change. There was not enough buffer for going from high density to low density.

Acomb said she appreciated the developer making changes to address concerns but looking at a drawing of the building it looks like a big wall along Ridgedale Drive. While there had been some accommodations she liked, she didn't think there were enough. She noted some developments had stepped things down to break up the look of the building. She didn't know if this was an option for this plan. She appreciated Stesin's comments about transitioning from single family homes to high density. She thought high density was appropriate for the site although five stories still might be too high. She noted there was a lot of the development in the Ridgedale area and none of it included affordable housing. This put the city in the situation of not having any affordable housing in a commercial area. She encouraged the developer to look at including affordable housing and for the council to hold developers to the standard especially for a commercial area.

Calvert said this also was a project she reviewed as part of the planning commission. She appreciated the reduction in height. She said there seemed to be some changes in the design that helped break up the blank wall feel. She liked the materials being used and that they were really attractive. She noted the view from the east Ridgedale Drive perspective made it look like the building was almost sitting on the road. She appreciated the developer moving the building as far away from the residential property as possible, but in doing so it placed the building close to the road. This gave it a claustrophobic feeling. It also robbed the site of a suburban feeling and gave it a very urban feeling. She was concerned this might create issues given some of the changes to Ridgedale Drive. She agreed with Acomb's comments about affordable units. She also thought the city needed to be mindful as it promoted its values and priorities, in promoting sustainability. She had not heard that discussed much for this concept plan.

Wagner said he continued to believe high density housing was appropriate for the site. While he recognized the removal of a story from the building, he encouraged the developer to evaluate concepts associated with how the parking was treated on the site. In general the council's comments indicated although it was an appropriate use being looked at, the mass with the existing office building remained too much. Even though the look was softened, the wall along Ridgedale Drive was a concern.

Ellingson said the building was attractive and it was appropriate to have high density housing on the site. He thought it was unfortunate such a high density building was right next to a single family residential neighborhood. He noted such



an abrupt situation existed with the Best Buy site so he understood and appreciated the concerns from the neighbors. He questioned what might be acceptable for the site.

Wiersum agreed the building was an attractive building but as he considered the location and the amount of buildable land, he thought it was an overly ambitious project. The mass was still too much. A high end building built to high standards with a lot of amenities on such a small footprint next to a single family residential neighborhood with no real buffer was too ambitious. He appreciated the changes that were made to the plan, but he thought it still needed to be downscaled.

## Formal Development Review Meeting Minutes

Ellingson moved, Calvert seconded a motion to adopt resolution 2018-052 approving the final plat for LEGACY OAKS 3<sup>RD</sup> ADDITION. All voted "yes." Motion carried.

**E. Ordinance regarding massage license requirements**

Ellingson moved, Calvert seconded a motion to adopt ordinance 2018-04. All voted "yes." Motion carried.

**11. Consent Agenda – Items requiring Five Votes:**

**A. Conditional use permit, with variances, for a daycare facility at 14410 Brunsvold Road**

Ellingson moved, Acomb seconded a motion adopt resolution 2018-053 approving the conditional use permit, with variances. All voted "yes." Motion carried.

**B. Items concerning the 2018-2022 Capital Improvements Program**

Ellingson moved, Acomb seconded a motion to amend the 2018-2022 Capital Improvements Program as follows: (1) Add \$140,000 from the Utility Fund for public works 800 MHz ARMER radios in 2018; (2) Advance \$50,000 from 2020 to 2018 from the Capital Replacement Fund for the fuel pump and leak detection replacement at public works; (3) Add \$75,000 from the Parks & Trails Improvement Fund for initial planning of the Ridgedale Area park improvements in 2018; and (4) Advance \$75,000 from 2019 to 2018 from the Parks & Trails Improvement Fund for a community facility and programming space study. All voted "yes." Motion carried.

**12. Introduction of Ordinances:**

**A. Ordinance rezoning the properties at 12501 Ridgedale Drive**

City Planner Loren Gordon gave the staff report.

Wagner said it was important for the planning commission and staff to evaluate the site circulation and how the existing office building would coexist with this development. Rarely had he seen a use of a site that was this intense that had a one way street. He said he would also have questions about a PUD within a PID when the proposal came back to the council. He would like the planning commission to discuss the public benefit required by the PUD. He commended the developer for listening to the feedback.

Tammy Diehm with Winthrop and Weinstine, appeared on behalf of the applicant. She said the applicant had been working hard with staff since the concept plan review to incorporate the feedback.

Dr. Mark Stesin, 2000 Norway Pine Circle, said he was speaking on behalf of a coalition of neighbors from several nearby neighborhood streets. The coalition

appreciated the developer decreasing the height of the building but the proposal did not address the core issues discussed at previous meetings. The site plan and footprint had not changed. The building was still too big and dense for the site. He shared Wagner's concern with the circulation on the site. The building exceeded the allotted floor area ratio. The proposal was for 17 units per acre instead of 12 units for high density. There still was not an accurate buffering between the building and the neighboring properties. The coalition did not oppose high density and supported the Trammel Crow development on the mall site.

Acomb said she agreed with Wagner's comments about the planning commission looking at the site circulation and the public benefit required by the PUD. She said those were important aspects of the project.

Wagner moved, Bergstedt seconded a motion to refer the ordinance to the planning commission. All voted "yes." Motion carried.

**B. Items concerning Bren Road Development, a multi-family residential development by Dominion, at 11001 Bren Road East**

**Land Use**

- 1) **Ordinance rezoning the property from I-1, industrial, to PUD, planned unit development;**
- 2) **Master development plan;**
- 3) **Final site and building plan review;**
- 4) **Lot division; and**
- 5) **Environmental Assessment Worksheet declaration,**

**Finance**

- 1) **Tax Increment Financing**
- 2) **Contract for Private Development**

Gordon and Community Development Director Julie Wischnack gave the staff report.

Ryan Lunderby with Dominion, thanked the council and staff for all their feedback.

Wagner thanked Dominion for its forward thinking in terms of the parking.

Calvert agreed there was forward thinking with the parking but asked what the plan was if the SWLRT did not happen. Lunderby said other areas of the site would be looked at. He was confident however the SWLRT would happen.

Bergstedt said the architecture had greatly improved since the concept plan. He thought it was a good idea to split building A.

Calvert thanked Dominion for including the solar aspect.

**Unapproved  
Minnetonka Planning Commission  
Minutes**

**May 24, 2018**

**8. Public Hearings**

**B. Items concerning Ridgedale Executive Apartments located at 12501 Ridgedale Drive.**

Chair Kirk introduced the proposal and called for the staff report. He disclosed his employment with the YMCA, but noted that there would be no conflict of interest by his participation on the planning commission.

Gordon reported. He recommended denial of the application based on the findings listed in the staff report.

Powers was confused why there would be a concern regarding disharmony between the design of both buildings when the buildings would not be visible from Ridgedale Drive. Gordon explained that staff determined that the functionality of the proposed layout of the site would not work. The mix of uses would be welcome in the Ridgedale area, but the way the buildings would be laid out locates the front of an office building facing a parking garage belonging to a new apartment building. That would not provide a good functional relationship. Powers did not see how that would harm the city.

Sewall asked for the width requirement of a standard-drive-aisle access. Gordon answered that the drive-aisle-width standard for a two-way access is 24 feet. The proposal's drive aisle would be 22 feet in width.

Sewall asked if the applicant owning the office building was considered. Gordon stated that at some point ownership could change, so things need to be in place to ensure that the real estate would remain viable.

Sewall asked if staff would support the application if the office building would be removed. Gordon stated that would eliminate the problem with the disharmony between the layout of the two buildings.

In response to Hanson's question, Gordon explained that the building behind a building layout would be concerning for long-term viability of a valuable piece of real estate. That may work for the current tenants, but would not be a good long-term solution for way finding and accessibility of future tenants.

Chair Kirk noted that the applicant could stay with the current PID zoning. Gordon agreed. He explained that PID zoning allows a mix of uses. The proposed setbacks would require variances in a PID.

In response to Chair Kirk's question, Wischnack stated that the footprint issue was not resolved. That led to the issues listed in the staff report.

Powers asked if staff liked the look of the building from a pedestrian's view. Gordon answered in the affirmative. It is an attractive building. It has a look that resembles parts of Ridgedale Center. There is compatibility with the materials. It works pretty well in a lot of aspects.

Tammy Diehm, attorney with Winthrop and Weinstine, representing the applicant, stated that:

- The site is one tax parcel with one legal description.
- The code requires only one standard to be met to justify rezoning a property to PUD.
- Staff has acknowledged that housing is appropriate for the area, specifically high-density housing. The city's comprehensive guide plan specifically makes statements about adding diversity in housing types. Several Minnetonka residents expressed interest in having luxury rental units. This is a justification for rezoning the site to a PUD.
- She reviewed the history of neighborhood meetings and revisions to the plan. The applicant revised the plans to address concerns that were raised by neighbors, councilmembers, and commissioners.
- The architect has come up with some further modifications that could be made. The developer is in a difficult position. The developer needs to create a viable project to attract a certain demographic that fits the market demand. The architect provided staff yesterday with modifications that could be done to address the issues raised in the staff report.
- The two-lane drive aisle access on the west side would be widened to 24 feet in width.
- The applicant believes that the project does meet the city's requirements and would be a wonderful project for the city of Minnetonka.
- The building height would be reduced from 55 feet to 51 feet.
- She provided a diagram that showed the reduction in the building height and footprint since the concept plan.
- The most recent changes removed the pool and the outside amenity area would be on ground level and hidden. Units that previously wrapped around the pool deck could be removed to reduce the massing on the west side of the building as well as near the existing office on the southeast side.
- The number of parking stalls would be reduced to 178. That would include 123 spaces of underground parking.
- A traffic consultant found that, overall, the internal operations of the development work well. He had no concerns.
- The proposed PUD zoning would be appropriate.
- The development meets the city's goals.
- She was available for questions. She requested that the commission recommend that the city council approve the project.

Sewall confirmed with Ms. Diehm that the recent modifications did not include changes to the office building. Ms. Diehm would appreciate commissioners' feedback on the revisions.

The public hearing was opened.

Annette Bertelsen, 13513 Larkin Drive, stated that:

- The proposed building would not be allowed in a PID-zoned area because it would be too big. A lot of variances would be needed. Variances cannot be approved for economic reasons.
- The setbacks would be way too small.
- Apartments are required to provide 10 percent of the site to be used as outdoor recreation space. That would be another variance.
- The same standards in a PID are the guidelines in a PUD. There still needs to be a judgement on whether the proposed building and footprint would be appropriate.
- The proposal would be a big, dense use adjacent to single-family residences.
- The building would feel massive, be more intense, and provide no transition to single-family houses.

Mark Stesin, 2000 Norway Pine Circle, stated that he represents his wife and a coalition of neighbors. He stated that:

- They are excited about the Ridgedale redevelopment project and support high-density housing as long as it is compliant with the comprehensive guide plan and ordinances north of Ridgedale Drive and does not encroach on surrounding properties. They support the Trammel Crow project proposed on the Ridgedale Center property.
- They vehemently oppose the proposed project even with the revisions because it does not meet the comprehensive guide plan and ordinance requirements.
- The building and its footprint would be too big for the property. The height has been addressed.
- They agree with denying the request. His attorney provided a letter that is included in the agenda packet. It lists their concerns with the proposal changing the zoning from PID to PUD; not being compliant with the comprehensive guide plan; and not providing a sufficient transition from high density to single-family houses.
- The building would be very nice and upscale.
- They agree with staff's recommendation to deny the proposal.

No additional testimony was submitted and the hearing was closed.

Gordon confirmed that PID zoning requires 10 percent of a site to be used as outdoor space.

O'Connell mainly supports the proposal. He understood staff's concern, but the success of the office building is a risk for the building owner to bare. He thought the mass would be fine. He believed that the market would support the building, but that is not his concern as a planning commissioner.

Powers concurred with O'Connell. He favors the development. The developer has gone to extraordinary lengths to meet the requests of the neighborhood. The neighbors do not own the view. He has seen developments on Shady Oak Road that are much closer to residential areas and have much more impact on the view. He had no issue with the size of the building or the mass.

Knight agreed. A new resident in the apartment building has a choice to live there and view the office building. He agreed that the mass would be appropriate. He supports the proposal.

Sewall applauded the developer for making changes from the original concept plan to create a much more manageable design and scale. There would be over 400 feet and tree cover between the property and the nearest house. This would provide better view shed protection than a lot of other developments. He concurred with staff that the flow of the project is not what it should be and a different design could provide a better flow. He did not support the plan tonight. He felt good about the scale and was not as concerned with the detriment to a future property owner. A future property owner would know what he or she was getting into.

Chair Kirk noted that there would be a fair amount of buffer between the proposed building and the adjacent neighbor. The proposal would fit the harmony of being located north of Ridgedale Center. This proposal would pale in comparison to future development. He struggled with the density. He thought the two buildings could have a better layout. He thought the two buildings would appear poorly planned. He saw it as a detriment to the city if the site would not be organized well. He did not think the apartment building and office buildings worked well enough together. He did not have a problem with PID or PUD zoning. The setbacks could not be decreased any further. He was comfortable with the mass of the buildings. He did not think the proposal was quite there yet.

Hanson did not see a problem with the office building.

Powers appreciated the developer making revisions because it shows intent. Requiring a plan to be harmonious is too much of a burden on the applicant.

***Sewall moved, second by Hanson, to recommend that the city council adopt the attached resolution with revisions provided in the change memo dated May 24, 2018 denying rezoning, master development plan, and building plans for the Ridgedale Executive Apartments.***



***Sewall, Hanson, and Kirk voted yes. Knight, O'Connell, and Powers voted no. Schack was absent. Motion carried.***

This item is scheduled to be reviewed by the city council at its meeting on June 4, 2018.

Phillip Branson, director of operations for Morrie's Auto Group, applicant, stated that the proposal would make improvements to the building. He was available for questions.

The public hearing was opened. No testimony was submitted and the hearing was closed.

Sewall thanked the applicant for not applying for a parking-lot expansion. The neighbors appreciate it.

***Powers moved, second by Knight, to adopt the resolution approving final site and building plans for additions to the existing auto dealership building at 13400 Wayzata Blvd.***

***Sewall, Knight, Powers, Schack, and Kirk voted yes. Hanson was absent. Motion carried.***

Chair Kirk stated that an appeal of the planning commission's decision must be made in writing to the planning division within 10 days.

**C. Items concerning Ridgedale Executive Apartments located at 12501 Ridgedale Drive.**

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.

Powers noted that the site could hold an apartment building and a two-story office building in some way that would be acceptable. Gordon stated that the location of the office building would make the plan challenging.

Sewall asked if there are examples of office buildings located behind other office buildings. Gordon stated that there are a few office developments along Interstate 394 that have office buildings located along private driveways. Gordon was unable to find a site in Minnetonka similar to the proposal's uses and layout. The mix of uses is appropriate for the area. The proposal has organizational issues with the driveway and layout.

Sewall confirmed with Gordon that exterior parking spaces could be used by anyone. There would be no interior office building parking.

Tammy Diehm, of Winthrop and Weinstine, representing the applicant, stated that:

- The applicant has improved the plan since what was presented in November of 2017 in response to concerns from neighbors and staff.
- A traffic consultant confirmed that the internal operation would have

- appropriate circulation and be safe for all types of uses.
- The site would have a monument sign and be a destination.
- Much of the office building would be oriented toward the wooded area and pond.
- The drive aisle would be changed to be 26-feet in width.
- The parking stalls on the side of the building on Ridgedale Drive and those abutting the YMCA would be visitor parking stalls for the apartment building and the stalls added between the office and apartment buildings would be used by the office building tenants and visitors.
- She was available for questions.
- Based on the additional reduction in mass, the proposal meets the requirements of the ordinances and justifies the planning commission's recommendation to the city council that rezoning would be appropriate.
- The proposal would bring diversity of housing types and the redevelopment of the vacant building would be an asset to the community and increase the city's tax base.

Chair Kirk invited those present to comment.

Dr. Mark Stetsin, 2000 Norway Pine Circle, stated that he was speaking on behalf of his wife and a coalition of neighbors. He stated that:

- They are excited about the Ridgedale redevelopment project and support high-density housing, but all new high-density housing must be in compliance with the comprehensive guide plan, meet city code requirements including zoning, and not intrude on existing neighborhoods.
- They support the Trammel Crow project at Ridgedale Center.
- The developer has not incorporated much of what was recommended by the city council, planning commission, and staff.
- They strongly opposed the proposed project and support denial of the application.
- He referred to a letter written by their attorney that includes a written list illustrating how the proposal does not comply with the comprehensive guide plan or city code requirements.
- Councilmember Allendorf said that the footprint would be too large for the property. He agreed. The height has been decreased, but the footprint has not been reduced. The FAR has been increased.
- The building would be too big and massive. It would not provide an adequate transition or buffer from high-density to low-density housing. High-density housing should be located north of Ridgedale Drive.
- The site would lack organization and have a building behind a building.
- The office building would be required to have 57 parking spaces, but the proposal only has 32. It would be short 25 parking stalls.
- He requested the proposal be denied.

Sewall asked if parking would meet ordinance requirements. Gordon explained that there would be surface parking stalls adjacent to the building. It is presumed those would be used by the office building tenants and visitors. To meet ordinance requirements, additional spaces would be needed.

Chair Kirk noted that the applicant has gone to great lengths to respond to what the community, city council, and planning commission requested.

Powers agreed that the applicant has made changes. The city council and planning commission did not mention disharmony during the concept plan review. He did not agree with the neighbors. There would be adequate buffering. He respects staff's recommendation.

Chair Kirk likes the look of the apartment building. He struggled with the office building.

Gordon noted that the planning commission and city council focused on the size, mass, and width of the residential building during the concept review process.

Schack reviewed the previous packets. She recalled discussion regarding site organization and problems with site organization during the concept plan review in November. She acknowledged that was not the primary concerns addressed by the planning commission, because mass was a greater issue at that time. The organization of the site is troubling. She supports residential and high-density housing in the Ridgedale area. She would like to know more about how the comprehensive guide plan and Ridgedale development plan would impact the zoning before commenting further on that piece. She could not get over the issues with the site's organization. Planning staff recognize the issues and she respects their recommendation. When driving to the proposed office building, she knows that she would drive by it before figuring out its location since it would not be visible from the road. She was not comfortable with the proposal. The mixed use makes sense at the proposed location. She would not oppose the high-density residential use, if the site would be better organized.

Sewall did not have a problem with the mass. He would be o.k. with removing the office building and making the apartment building larger. The apartment building could be attractive and respectful to the neighbors. He agreed that the site is messy. He was not sure what could be built that would work. He was torn.

Chair Kirk noted that the office building was not visible behind Redstone. Powers noted that he went to Redstone for years and never noticed the office building.

Knight struggled with the proposal. The applicant reduced the mass of the building. The office building is not a fast-food restaurant that would need to have a large sign. Most of the visitors to the office building would know where it is located. He voted for it last time and it has been improved since then. He questioned why there would be no windows on

the back of the office building that would face the wetland. Gordon clarified that there would be windows.

Chair Kirk supports staff's recommendation to deny the proposal.

Powers did not think the proposal would make the site less harmonious than it is currently.

***Schack moved, second by Sewall, to recommend that the city council adopt the attached resolution denying rezoning, master development plan, and site and building plans for the Ridgedale Executive Apartments.***

***Sewall, Schack, and Kirk voted yes. Knight and Powers voted no. Hanson was absent. Motion carried.***

This item is tentatively scheduled to be reviewed by the city council at its meeting on July 9, 2018.

## 9. Other Business

### A. Concept plan review for Hennepin County Medical Examiner's Office at 14300 County Road 62.

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

Gordon reported. Staff recommends that planning commissioners provide comments and feedback on the identified key issues and other issues 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.

John Rode, senior facility planner with Hennepin County Facility Services Planning and Project Development, representing the applicant, stated that the site has 160 acres. He provided a history of the site.

Zach Essig, engineer with Leo A. Daly, stated that:

- He pointed out what wetland area and trees would be protected. The Tamarack bog would be protected and preserved up to the slope.
- There would be 24.5 acres of buildable space.
- He compared possible building locations considering access, impact to trees, wetlands, and slopes.
- The proposed building location would provide a nice approach through the south side of the wetland between the woodland preserve and wetland area using retaining walls to reach the road. The road would have a typical width with retaining walls that would not have any permanent impact on the wetland or woodland preserve.

## Neighborhood Correspondence



**Larkin Hoffman**

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June 14, 2018

Chair Kirk and Planning Commissioners  
City of Minnetonka  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

**Via Email**

**Re: Proposed Ridgedale Executive Apartments, 12501 Ridgedale Drive**

Dear Chair Kirk and Planning Commissioners:

This firm represents a coalition of neighbors affected by and opposed to the Ridgedale Executive Apartments project (“Project”) that is proposed by Rotenberg Companies (“Applicant”) at 12501 Ridgedale Drive (“Property”) in the City of Minnetonka. The project is before the City Planning Commission this evening, June 14th. We respectfully request that this letter be made part of the administrative record for the Project along with our previous correspondence regarding the Project.

Our clients have been closely following the evolution of the Project and were optimistic when the Applicant proposed an alternative at the May 24th Planning Commission that appeared to be an effort to reasonably reduce the building bulk to correspond with the City Code and City policies. Unfortunately, the Applicant’s most recent proposal results in an increase to the number of units and overall floor area ratio (FAR) for the Property. The Applicant’s assertion of a FAR reduction is merely the result of a prior miscalculation. We support staff’s conclusion that the Project is proposed in a manner that does not support harmonious site design. Our clients continue to object to the Project as the size, scale, and intensity of the proposed Project still exceed that allowed by the City Code and contemplated in the 2030 Comprehensive Guide Plan (the “Comp Plan”).

The Project is inconsistent with the City’s Comp Plan and zoning code and inconsistent with the surrounding community. The building exceeds the allowed size and scale and is more appropriate in the core of the Ridgedale area or along Interstate 394, as opposed to the Project’s location on the periphery of the area which abuts a longstanding residential neighborhood. The following summarizes several of our clients’ objections.

**The Project Fails to Provide Benefits Necessary for a PUD**

The Project fails to meet any of the required criteria to justify rezoning to the PUD District as required under City Code Section 300.22(2). The Project does not result in any one of the seven (7) benefits that could justify a PUD that could not otherwise be achieved under the current zoning. There is no added protection of natural features; no affordable housing is provided in the

Project; and, the anticipated rents will exceed the target housing price that is desirable to the City. A mix of land uses is provided, as the existing office building remains on-site, but the development is haphazardly designed with no integration of uses and no benefit over the existing zoning. The Project offers no increase in energy conservation over non-PUD development. In short, the Project simply provides no benefit to the City or the Community, merely a financial benefit to the Applicant.

### **The Project Conflicts with the Comprehensive Plan**

State law and the City Code require all zoning regulations to be consistent with the City's Comp Plan,<sup>1</sup> which designates the Property as Mixed-Use on the southernmost edge of the I-394 Corridor/Ridgedale Area.<sup>2</sup> The Project is inconsistent with several guiding Comp Plan principles for the I-394 Corridor/Ridgedale Area and conflicts with the intent of the designation.

The guiding strategies of the I-394 Corridor/Ridgedale area include "Inclusion of transitions to surrounding residential uses to **provide buffers (as maintained in the past) between the more intense uses to the north (i.e., Ridgedale Mall) and the low density residential uses to the south.**"<sup>3</sup> This guiding principle demonstrates the City's intent for the district, which is to concentrate the density along I-394 and in the Ridgedale core. The Project would grossly conflict with this intent and result in the development of some of the highest-density residential development on one of the southernmost properties in the designated area, immediately adjacent to a single-family neighborhood.

### **Insufficient Transition to Low Density Residential**

The Project further conflicts with Comp Plan Policy 4.A.2, which governs adequate transitioning between the Ridgedale area and the neighborhoods:

Policy 4.A.2. Definition of appropriate building heights and massing relative to the existing ridgelines and topography as part of project review to manage impacts on nearby low density residential neighborhoods.<sup>4</sup>

The Project conflicts with this policy as the height and massing are grossly out of scale and character from existing structures, and the Project will directly and adversely impact the low-density residential neighborhoods. This provision was explicitly written to protect the neighborhood immediately to the south of the Property from development like the Project that is too tall and out of scale with the single family residences to the south. This policy further demonstrates that the intent of the I-394 Corridor/Ridgedale Area was to concentrate density away from the neighborhoods to the south.

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<sup>1</sup> Minn. Stat. § 473.858, subd. 1.

<sup>2</sup> Comp Plan IV-32.

<sup>3</sup> Comp Plan IV-31 (emphasis added).

<sup>4</sup> Comp Plan IV-46.



**Failure to Provide Adequate Buffer to Residential Uses**

The Project also conflicts with Comp Plan Policy 4.A.33, which calls for the “Provision of adequate buffering between differing land uses, as appropriate.”<sup>5</sup> The City Code identifies “high density” as density exceeding 12 units per acre; the Project exceeds this threshold with 17 units/acre proposed. The Project will substantially increase the activity, noise, traffic, and intensity of the use of the Property that will detrimentally impact the neighboring residential neighborhood. Very-high density residential and single-family homes are not compatible, and such very-high density uses should be located away from the single-family residential neighborhood and towards the Ridgedale core.

For these reasons, we strongly object to the Project as currently proposed and urge the Planning Commission to recommend denial of the Project and to direct the Applicant to work with staff to develop a project that is consistent with the City’s policies and the law, and will not adversely impact the immediately adjacent single-family neighborhood to the south.

Very truly yours,

s/ Gary A. Van Cleve

Gary A. Van Cleve, for  
Larkin Hoffman Daly & Lindgren Ltd.

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cc: Corrine Heine, City Attorney  
Dr. Mark and Heather Stesin  
Felix and Donna Ricco  
Andy and Zhanna Schectman

4812-3195-4025, v. 1

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<sup>5</sup> Comp Plan IV-46.



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May 24, 2018

Chair Kirk and Planning Commissioners  
City of Minnetonka  
14600 Minnetonka Blvd.  
Minnetonka, MN 55345

**Re: Proposed Ridgedale Executive Apartments, 12501 Ridgedale Drive**

Dear Chair Kirk and Planning Commissioners:

This firm represents a coalition of neighbors affected by and opposed to the Ridgedale Executive Apartments project ("Project") that is proposed by Rotenberg Companies ("Applicant") at 12501 Ridgedale Drive ("Property") in the City of Minnetonka. The project is before the City Planning Commission this evening, May 24th. We respectfully request that this letter be made part of the administrative record for the Project along with our previous correspondence regarding the Project.

Our clients recognize and appreciate that the Applicant has reduced the proposed height of the Project in response to the concerns of the neighborhood and the City. However, the size, scale, and intensity of the proposed Project still exceed that allowed by the City Code and contemplated in the 2030 Comprehensive Guide Plan (the "Comp Plan").

The Project is inconsistent with the City's Comp Plan and zoning code and inconsistent with the surrounding community. The building exceeds the allowed size and scale and is more appropriate in the core of the Ridgedale area or along Interstate 394, as opposed to the Project's location on the periphery of the area which abuts a longstanding residential neighborhood. The following letter summarizes several of our clients' objections.

**The Project Fails to Provide Benefits Necessary for a PUD**

The Project fails to meet any of the required criteria to justify rezoning to the PUD District as required under City Code Section 300.22(2). The Project does not result in any one of the seven (7) benefits that could justify a PUD that could not otherwise be achieved under the current zoning. There is no added protection of natural features; no affordable housing is provided in the Project; and, the anticipated rents will exceed the target housing price that is desirable to the City. A mix of land uses is provided, as the existing office building remains on-site, but the development is haphazardly designed with no integration of uses and no benefit over the existing zoning. The Project offers no increase in energy conservation over non-PUD development. In short, the Project simply provides no benefit to the City or the Community, merely a financial benefit to the Applicant.

### **The Project Conflicts with the Comprehensive Plan**

State law and the City Code require all zoning regulations to be consistent with the City's Comp Plan,<sup>1</sup> which designates the Property as Mixed-Use on the southernmost edge of the I-394 Corridor/Ridgedale Area.<sup>2</sup> The Project is inconsistent with several guiding Comp Plan principles for the I-394 Corridor/Ridgedale Area and conflicts with the intent of the designation.

The guiding strategies of the I-394 Corridor/Ridgedale area include "Inclusion of transitions to surrounding residential uses to **provide buffers (as maintained in the past) between the more intense uses to the north (i.e., Ridgedale Mall) and the low density residential uses to the south.**"<sup>3</sup> This guiding principle demonstrates the City's intent for the district, which is to concentrate the density along I-394 and in the Ridgedale core. The Project would grossly conflict with this intent and result in the development of some of the highest-density residential development on one of the southernmost properties in the designated area, immediately adjacent to a single-family neighborhood.

### **Insufficient Transition to Low Density Residential**

The Project further conflicts with Comp Plan Policy 4.A.2, which governs adequate transitioning between the Ridgedale area and the neighborhoods:

Policy 4.A.2. Definition of appropriate building heights and massing relative to the existing ridgelines and topography as part of project review to manage impacts on nearby low density residential neighborhoods.<sup>4</sup>

The Project conflicts with this policy as the height and massing are grossly out of scale and character from existing structures, and the Project will directly and adversely impact the low-density residential neighborhoods. This provision was explicitly written to protect the neighborhood immediately to the south of the Property from development like the Project that is too tall and out of scale with the single family residences to the south. This policy further demonstrates that the intent of the I-394 Corridor/Ridgedale Area was to concentrate density away from the neighborhoods to the south.

### **Failure to Provide Adequate Buffer to Residential Uses**

The Project also conflicts with Comp Plan Policy 4.A.33, which calls for the "Provision of adequate buffering between differing land uses, as appropriate."<sup>5</sup> The City Code identifies "high density" as density exceeding 12 units per acre; the Project exceeds this threshold with 17 units/acre proposed. The Project will substantially increase the activity, noise, traffic, and intensity of the use of the Property that will detrimentally impact the neighboring residential neighborhood. Very-high density residential and single-family homes are not compatible, and

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<sup>1</sup> Minn. Stat. § 473.858, subd. 1.

<sup>2</sup> Comp Plan IV-32.

<sup>3</sup> Comp Plan IV-31 (emphasis added).

<sup>4</sup> Comp Plan IV-46.

<sup>5</sup> Comp Plan IV-46.

Chair Kirk and Planning Commissioners  
May 24, 2018  
Page 3

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such very-high density uses should be located away from the single-family residential neighborhood and towards the Ridgedale core.

For these reasons, we strongly object to the Project as currently proposed and urge the Planning Commission to recommend denial of the Project and to direct the Applicant to work with staff to develop a project that is consistent with the City's policies and the law, and will not adversely impact the immediately adjacent single-family neighborhood to the south.

Very truly yours,



Gary A. Van Cleve, for  
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cc: Corrine Heine, City Attorney  
Dr. Mark and Heather Stesin  
Felix and Donna Ricco  
Andy and Zhanna Schectman

Resolution

**Resolution No. 2018-\_\_\_\_\_**

**Resolution denying rezoning, master development plan, final site and building plans at  
12501 Ridgedale Drive**

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

Section 1. Background.

1.01 Ridgedale Executive Apartments, LLC, has proposed construction of a multi-family residential development at 12501 Ridgedale Drive. The site is legally described as:

Lot 3, Block 1, Ridgedale Center Fifth Addition, Hennepin County, Minnesota

1.02 The proposal requires a rezoning from Planned I-394 District (PID) to Planned Unit Development (PUD), master development plan and final site and building plan review.

1.03 On May 24, 2018, the Planning Commission held a hearing on the proposal. On June 14, 2018, the Planning Commission reviewed revised plans. The applicant was provided the opportunity to present information to the Planning Commission. The Planning Commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. At the May 24, 2018 meeting, the commission split 3-3 on a motion to deny the project; therefore there was no affirmative vote and no formal recommendation to the city council. At the June 14, 2018 meeting, the commission made a motion to the council to deny the project.

1.04 On July 9, 2018, the city council reviewed the proposal recommending the application be denied on the following findings.

Section 2. Findings.

2.01 The decision to rezone property to a PUD is a policy decision that the council makes in its legislative capacity.

- 2.02 The current zoning of Planned I-394 District is consistent with the city's comprehensive plan, and the proposed change in zoning is not needed to conform the zoning ordinance to the comprehensive plan.
- 2.03 Section 300.22, Subd. 2 of the city code provides that the council may consider rezoning to PUD if the proposed development would result in one (or more) enumerated public benefits. However, even if one or more of the enumerated benefits exists, the council has the discretion to rezone as it determines to be in the public interest. The enumerated public benefits in Section 300.22, Subd. 2 are addressed below:
- a) Greater preservation of existing natural resources, in number or quality, than would otherwise be provided under non-PUD development. The proposed development does not provide additional natural resource preservation than could be provided under the existing zoning.
  - b) Provision of affordable housing. The proposed development does not provide any affordable housing units.
  - c) Provision of a housing type or target housing price that is desirable to the city. The proposed development would provide luxury rental apartments. The city has not determined that the unit type or price is needed or desirable.
  - d) A mix of land use types. The proposal does provide a mix of land use types, but the same mix of land use types could be obtained under the existing zoning. This aspect of the proposal provides no additional public benefit that would support rezoning to PUD.
  - e) Development that is compatible with existing, surrounding development type and intensity that is no longer allowed in other existing zoning districts. The proposed development type and intensity would be allowed in the existing Planned I-394 zoning district.
  - f) Greater energy conservation through building and site design than would otherwise be achieved under non-PUD development. The proposed development proposes no greater energy conservation gains with building and site design than could be achieved under non-PUD development.
- 2.02 The proposal does not meet the following site and building standards as outlined in City Code §300.27 Subd.5:
- a) The proposal is not consistent with ordinance requirements including parking drive isle width and parking minimums.
  - b) The proposal does not result in a harmonious relationship of buildings. The project fails to adequately transition between land use and architectural types and spatial relationships.

- c) The proposal fails to create a functional and harmonious design for structures and site features including:
- 1) 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. The lack of visibility to the office building from Ridgedale Drive is concerning to its long term viability.
  - 2) The developed portion of the site provides no open space for the enjoyment of residents.
  - 3) The proposal does not provide intuitively designed vehicular and pedestrian circulation, adequately designed internal driveways and circulation and the arrangement and location of parking.
  - 4) 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 is not achieved.

2.03 The proposal does not provide a logical development program for the site. The proposed apartment building would not afford easy access and visibility to the existing office building on the site. The tight “building behind building” approach for this site is one primary reason the project does not meet code standards. This is a basic urban planning and design principle that helps bring order to development. Intuitive and organized site design and building placement creates positive and productive environments. The organization of this site does not provide the necessary organizing principles that bring about harmonious design.

2.04 The proposed apartment building is placed on the property with little consideration for the long term viability of the office building. This building-behind-building relationship does not promote an active and walkable environment the city desires for the Ridgedale area.

Section 3. Action

3.01 Based on the above findings, the applications for rezoning, master development plan approval and final site and building plan approval are denied.

Adopted by the City Council of the City of Minnetonka, Minnesota, on July 9, 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 meeting held on July 9, 2018.

\_\_\_\_\_  
David E. Maeda, City Clerk

## **Ordinance No. 2018-**

### **An ordinance approving rezoning from I-394 District to Planned Unit Development District for redevelopment of the property located at 12501 Ridgedale Drive**

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The City of Minnetonka Ordains:

#### Section 1. Background

- 1.01 This ordinance hereby approves the master development plans and final site and building plans for construction of a residential apartment development at 12501 Ridgedale Drive.
- 1.02 The property is located at 12501 Ridgedale Drive and are legally described as:  
Lot 3, Block 1, Ridgedale Center Fifth Addition, Hennepin County, Minnetonka

#### Section 2. Standards and Findings

- 2.01 Section 300.22, Subd. 2 of the city code provides that the council may consider rezoning to PUD if the proposed development would result in one (or more) enumerated public benefits. The city council finds that the project provides at least one public benefit as identified below.
- a) Greater preservation of existing natural resources, in number or quality, than would otherwise be provided under non-PUD development.
  - b) Provision of affordable housing.
  - c) Provision of a housing type or target housing price that is desirable to the city.
  - d) A mix of land use types.
  - e) Development that is compatible with existing, surrounding development type and intensity that is no longer allowed in other existing zoning districts.
  - f) Greater energy conservation through building and site design than would otherwise be achieved under non-PUD development.

---

Section 3. The city council finds that the project provides at least one public benefit as identified below.

- a) The proposal provides a mix of land use types on the property.
- b) Contribution to park development through dedication of funds.

Section 4. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on July 9, 2018.

---

Brad Wiersum, Mayor

ATTEST:

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David E. Maeda, City Clerk

**Action on this ordinance:**

Date of introduction:  
Date of adoption:  
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 true and correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on July 9, 2018.

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David E. Maeda, City Clerk

**Resolution No. 2018-\_\_\_\_\_**

**Resolution approving rezoning, master development plan, final site and building plans at  
12501 Ridgedale Drive**

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

Section 1. Background.

- 1.01 Ridgedale Executive Apartments, LLC, has proposed construction of a multi-family residential development at 12501 Ridgedale Drive. The site is legally described as:
- Lot 3, Block 1, Ridgedale Center Fifth Addition, Hennepin County, Minnesota
- 1.02 The proposal requires a rezoning from Planned I-394 District (PID) to Planned Unit Development (PUD), master development plan and final site and building plan review.
- 1.03 On May 24, 2018, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the Planning Commission. The planning commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission split 3-3 on a motion to deny the project; therefore there was no affirmative vote and no formal recommendation to the city council.
- 1.04 After the planning commission public hearing, the applicant decided to further revise the plans. It is not customary to bring back a plan revision after the planning commission has evaluated the request, conducted a public hearing and made a recommendation to the city council. However, because the changes were substantial, the revised plans were placed on the June 14, 2018 planning commission agenda for consideration. The commission voted 3-2 to recommend the city council deny the project as revised.
- 1.05 On July 9, 2018, the city council reviewed the proposal recommending the application be approved based on the following findings.

- Section 2. Planned Unit Development and Site and Building Plan Standards and Findings.
- 2.01 The decision to rezone property to a PUD is a policy decision that the council makes in its legislative capacity.
- 2.02 The proposed Planned Unit Development zoning district is consistent with the city's comprehensive plan.
- 2.03 Section 300.22, Subd. 2 of the city code provides that the council may consider rezoning to PUD if the proposed development would result in one (or more) enumerated public benefits. As identified below, the project provides at least one public benefit.
- a) Greater preservation of existing natural resources, in number or quality, than would otherwise be provided under non-PUD development.
  - b) Provision of affordable housing.
  - c) Provision of a housing type or target housing price that is desirable to the city.
  - d) A mix of land use types. The proposal provides a mix of land use types.
  - e) Development that is compatible with existing, surrounding development type and intensity that is no longer allowed in other existing zoning districts.
  - f) Greater energy conservation through building and site design than would otherwise be achieved under non-PUD development.
- 2.04 The proposal meets the following site and building standards as outlined in City Code §300.27 Subd.5:
- a) The proposal is consistent with ordinance requirements.
  - b) The proposal would result in a harmonious relationship of buildings.
  - c) The proposal creates a functional and harmonious design for structures and site features.
  - d) The proposal would continue to provide a buffer to the existing adjacent single-family neighborhood.
  - e) The proposal would visually and physically alter the property and the immediate area. However, this change would occur with any redevelopment of the site, which is anticipated.

## Section 3. Action

3.01 Based on the above findings, the applications for rezoning, master development plan approval and final site and building plan approval are approved with the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:
  - Architectural Site Plan, dated June 1, 2018
  - Grading Plan, dated June 4, 2018
  - Utility Plan, dated June 4, 2018
  - Stormsewer Plan, dated June 4, 2018
  - Landscape Plan, dated June 4, 2018
  - Building Elevations, dated June 1, 2018
2. A grading permit is required. This permit will cover grading and installation of sewer, water, stormwater facilities and construction of retaining walls. 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) Final site, grading, utility, stormwater management, landscape, and tree mitigation plans, and a stormwater pollution prevention plan (SWPPP) for staff approval.
      - a. Final site plan. The plan must:
        - Illustrate all existing and proposed easements. No structural improvements are allowed within the easements. This includes pool, pool deck, fencing, ramps, stairs, playgrounds, or other elements as outlined in city policy.
        - Drive aisles must be 26' wide and inside turning radii must be 22' to allow for ladder truck access to the apartment and existing office building.

- Stormwater treatment vaults underneath drive lanes must be able to support 83,000 pound fire apparatus and 10,800 psf outrigger load.
  - Provide a turning template to illustrate that city's emergency vehicles can navigate the parking lot and service both buildings.
- b. Final grading plan must:
- Illustrate that rails and sidewalks must meet Americans with Disability Act (ADA) standards.
  - Reevaluate grading near the east driveway. Runoff must be captured onsite to the greatest extent possible, rather than draining, untreated to the city storm sewer system.
- c. Final utility plan. The plans must:
- Add hydrants around the perimeter of the apartment building. Hydrants should be no more than 500' apart as measured along the drive aisles. Newly installed private hydrants would require a private hydrant maintenance agreement.
  - Private service to southern most building is thought to come from the main on the eastern side of the property. Applicant needs to confirm and may need to relocate service to the southern building.
  - Provide a looped connection to the proposed building.
  - Confirm location of the southern building service to ensure it is not impacted by the proposed building.
- d. Final stormwater management plan is required for the entire site's impervious surface. The plan must demonstrate conformance with the following criteria:
- Rate. Limit peak runoff flow rates to that of existing conditions from the 2-, 10-, and 100-

year events at all points where stormwater leaves the site.

- Volume. Provide for onsite retention of 1-inch of runoff from the entire site's impervious surface.
- Quality. Provide for all runoff to be treated to at least 60 percent total phosphorus annual removal efficiency and 90 percent total suspended solid annual removal efficiency.

In addition:

- Review drainage atop the west retaining wall. Confirm with a structural engineer whether additional drainage considerations need to be implemented to protect the wall's integrity given the large drainage area that flows toward the wall.
- Provide evidence that the underground system will be able to support 83,000 pounds and 10,800 pounds per square foot outrigger load.
- The underground facilities must be inspected by a qualified third party during installation and that party must verify that the pressure requirements are adequately met.

e. Final landscaping plan must:

- Require a final landscape plan for staff review and approval that meets city code including the landscape value. The applicant must illustrate the project value to demonstrate the required landscape value.
- Provide landscape value of 2% of project value.
- Substitute all Colorado spruce with another species of evergreen.
- Require that all deciduous trees are planted no closer than 15' behind the curb of a public roadway or 10' from the edge of a public trail or sidewalk.



- Require that all evergreen trees are planted no closer than 20' behind the curb of a public roadway or 15' from the edge of a public trail or sidewalk.
- Require that the land south and southwest of the office be placed in conservation easement to protect it into the future. This aligns with city code Section 300.31, subdivision 7.b.2., which reads;

Landscaping: in addition to the landscape plan requirements contained in section 300.27, subd. 14, the following requirements shall be met:

- Master development plans shall undertake all efforts to preserve existing natural features including wetlands/floodplain, trees and areas of steep slope conditions.
  - All development other than single family residential development shall be buffered from nearby single family neighborhoods. Buffering may be accomplished through the preservation of existing slopes and trees. In cases where natural buffers are absent, earthen berms with new landscape materials shall be installed.
- 3) An agreement should be entered into for the installation of private facilities within the city's public easement on the eastern side of the property.
  - 4) Dedicate additional easement over city sewer and water to allow for proper maintenance.
  - 5) A conservation easement over the 16.5-foot wetland buffer over the north and south portion of the southern wetland.
  - 6) No new stormwater infrastructure and associated appurtenances are allowed below the delineated wetland edge (no pipes or rip rap is not allowed).
  - 7) Erosion control best management practices are required including construction management plan, compliance escrow, indication a private erosion control inspector will

be hired and provide weekly reports to the city, the installation and maintenance of all erosion control and tree protection fencing, etc.

- b) Prior to issuance of a grading permit:
- 1) This resolution must be recorded at Hennepin County.
  - 2) Obsolete utility easements must be vacated.
  - 3) Park dedication in the amount of \$385,000.00 must be submitted as part of the planned unit development public benefit.
  - 4) Submit the following:
    - a. A development agreement in a city approved format for review and approval of city staff.
    - b. A stormwater maintenance agreement in a city approved format for review and approval of city staff.
    - c. A private hydrant maintenance agreement in a city approved format for review and approval of city staff.
    - d. A construction phasing plan for staff review and approval. The plan must include details regarding construction of proposed retaining walls.
    - e. A MPCA Sanitary Sewer Extension permit or documentation that a permit is not required.
    - f. A MDH permit for the proposed water main construction.
    - g. 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.
    - h. Financial guarantees in the amount of 125% of a bid cost or 150% of an estimated cost to comply with grading permit and landscaping requirements and to restore the site. Staff is authorized to negotiate the manner in which site work and landscaping guarantees will be provided. The city

will not fully release guarantee until: (1) as-built drawings and tie-cards have been submitted; (2) a letter certifying that the underground facility has been completed according to the plans approved by the city; (3) vegetated ground cover has been established; and (4) required landscaping or vegetation has survived one full growing season.

- i. 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 amount to be determined by natural resources staff, to contract with an erosion control inspector to monitor the site throughout the course of construction.
  - j. 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.
- 5) Install erosion control, and tree protection fencing and any other measures identified on the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
  - 6) Hold a preconstruction meeting with site contractors and city planning, engineering, public works, and natural resources staff. The meeting may not be held until all items required under 2(a) and 2(b) of this resolution have been submitted, reviewed by staff, and approved.
  - 7) Permits may be required from other outside agencies including, Hennepin County, the Basset Creek Watershed

Management Organization, and the MPCA. It is the applicant's or property owner's responsibility to obtain any necessary permits.

3. Prior to issuance of any building permit, submit the following documents:
  - a) A snow removal and chloride management plan.
  - b) A construction management plan. This plan must be in a city approved format and outline minimum site management practices and penalties for noncompliance. 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.
    - 1) 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 escrow submitted at the time of grading permit may fulfill this requirement.
4. Ensure the minimum clearance of the main entry canopy is 13 feet 6 inches.
5. Provide an address sign along Ridgedale Drive for the office building intended for wayfinding purposes only. Only one monument or pylon sign is allowed on the property.
6. The property owner is responsible for replacing any required landscaping that dies.
7. Construction must begin by December 31, 2019, unless the city council grants a time extension.

Adopted by the City Council of the City of Minnetonka, Minnesota, on July 9, 2018.

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Brad Wiersum, Mayor

Attest:

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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 meeting held on July 9, 2018.

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David E. Maeda, City Clerk