



Planning Commission Agenda

January 7, 2016—6:30 P.M.

City Council Chambers—Minnetonka Community Center

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes: December 17, 2015**
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda**

No Items

8. Public Hearings: Non-Consent Agenda Items

A. Items Williston Woods West, a four lot subdivision at 5431 Williston Road.

Recommendation: Recommend the city council approve the request (4 votes)

- Recommendation to City Council (Tentative Date: January 25, 2016)
- Project Planner: Jeff Miller, Consulting Planner

9. Adjournment

Notices

1. Please call the planning division at (952) 939-8274 to confirm meeting dates as they are tentative and subject to change.
2. Applications scheduled for the January 21, 2016 Planning Commission meeting:

Project Description: Yellow Brick Road Early Childhood Development Center, 10401 Bren Road E, is requesting a conditional use permit to operate a licensed day care for up to 135 students. As proposed, the building would be remodeled, and a fenced-in outdoor play area would be constructed on the southwest corner of the site.

Project No.: 15035.15a

Staff: Jeff Miller

Ward/Council Member: 1—Bob Ellingson

Section: 36

Project Description: Ron Clark Construction has added a retaining wall along the private driveway at 315, 319, 3232, & 327 Bellwether Path. The retaining wall requires a floodplain plain alteration permit; and a wetland setback and buffer variances.

Project No.: 11003.15b

Staff: Susan Thomas

Ward/Council Member: 3—Brad Wiersum

Section: 04

WELCOME TO THE MINNETONKA PLANNING COMMISSION MEETING

This outline has been prepared to help you understand the public meeting process. The review of an item usually takes the following form:

1. The chairperson of the meeting will announce the item to be reviewed and ask for the staff report on the subject.
2. Staff presents their report on the item.
3. The Commission will then ask City staff questions about the proposal.
4. The chairperson will then ask if the applicant wishes to comment.
5. The chairperson will open the public hearing to give an opportunity to anyone present to comment on the proposal.
6. This is the time for the public to make comments or ask questions about the proposal. Please step up to the podium, speak clearly, first giving your name (spelling your last name) and address and then your comments.
7. At larger public hearings, the chair will encourage speakers, including the applicant, to limit their time at the podium to about 8 minutes so everyone has time to speak at least once. Neighborhood representatives will be given more time. Once everyone has spoken, the chair may allow speakers to return for additional comments.
8. After everyone in the audience wishing to speak has given his or her comments, the chairperson will close the public hearing portion of the meeting.
9. The Commission will then discuss the proposal. No further public comments are allowed.
10. The Commission will then make its recommendation or decision.
11. Final decisions by the Planning Commission may be appealed to the City Council. Appeals must be written and filed with the Planning Department within 10 days of the Planning Commission meeting.

It is possible that a quorum of members of the City Council may be present. However, no meeting of the City Council will be convened and no action will be taken by the City Council.

**Unapproved
Minnetonka Planning Commission
Minutes**

December 17, 2015

1. Call to Order

Chair Kirk called the meeting to order at 6:30 p.m.

2. Roll Call

Commissioners Magney, O'Connell, Odland, Powers, Calvert, Knight, and Kirk were present.

Staff members present: Community Development Director Julie Wischnack and Acting City Planner Susan Thomas.

3. Approval of Agenda: The agenda was approved as submitted.

4. Approval of Minutes: November 19, 2015

Odland moved, second by Magney, to approve the November 19, 2015 meeting minutes as submitted.

Magney, O'Connell, Odland, Powers, Calvert, Knight, and Kirk voted yes. Motion carried.

5. Report from Staff

Wischnack briefed the commission on land use applications considered by the city council at its meetings of November 23, 2015 and December 7, 2015:

- Adopted a resolution approving a conditional use permit for an accessory apartment at Sunrise Drive West.
- Adopted a resolution approving a conditional use permit for Dunn Brothers Coffee.
- Reviewed a concept plan for Highview Villas.
- Adopted a resolution approving items to make additions to the Pagel Center.
- Reviewed a concept plan for redevelopment of the TCF Bank site.
- Adopted a resolution approving a conditional use permit for an accessory structure at 3707 Farmington Road.
- Adopted a resolution approving a conditional use permit for a daycare at Immaculate Heart of Mary church.

There will be a neighborhood meeting January 13, 2015 to discuss the city-owned property at Shady Oak Road near Main Street in Hopkins. That location and time have not been determined.

On January 20, 2015, there will be a final neighborhood meeting for the Glen Lake area to review the site plan and development strategies.

- 6. Report from Planning Commission Members: None**
- 7. Public Hearings: Consent Agenda: None**

8. Public Hearings

A. Items concerning a hotel and daycare on the property at 6030 Clearwater Drive.

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

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

In response to Chair Kirk's question, Thomas explained that if an outlot was shown without a use, then the applicant would have to request an amendment of the master development plan a second time. A separate application for a conditional use permit to operate a daycare is also required.

O'Connell asked what would happen if the proposed building was the same as the one approved with the 1983 master development plan. Thomas answered that the planning commission would still review the site plan relative to current ordinance standards.

Peter Deanovic, representing Buhl Investors, applicant, stated that he was available for questions. He worked with staff to create a concept and site plan consistent with the neighborhood.

Calvert asked if there would be sign other than the wall signs for the hotel. Mr. Deanovic stated that there would be a monument sign located at the front drive aisle that would meet city ordinance requirements. The signs being reviewed would be on the side of the building. The signs on the building would likely be visible from Interstate 494. The monument sign near Clearwater Drive would provide some direction to drivers.

Chair Kirk asked how long customers usually stay at an extended-stay hotel. Mr. Deanovic has found that this product appeals to the business traveler, so it could be a week or month-long engagement. Each unit is equipped with a kitchenette which allows for longer stays. If there is a stay that lasts longer than 30 days, there are legal rental considerations. The typical length of a stay is 2 days to 5 days.

Powers asked if there are restaurants in the area and if there would be one in the hotel. Mr. Deanovic stated that there would be no restaurant in the hotel. The closest restaurants are located off of Shady Oak Road and Highway 62.

Wischnack noted that she has received many calls from parties interested in adding restaurants in that area, but the city has not received a proposal.

Powers stayed in an extended-stay hotel in Chicago and there were no restaurants nearby. It took an hour to get a pizza delivered. He asked the applicant the reasoning behind making the hotel an extended stay. Mr. Deanovic stated that with all of the corporate entities in the area, the proposed type of room configuration is more appealing for corporate-type business travelers. Hilton's new Home2 brand provides an upgraded, youthful, very clean and crisp delivery of space that fits the market given the corporate users in the area.

Calvert confirmed with Mr. Deanovic that the hotel would also appeal to a traveler who would stay one night and a traveler who returns to the area frequently. The brand plays to the day-to-day hotel user and the longer-stay traveler. There would be a breakfast buffet, pool, and fitness center.

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

Odland noted that the Hilton brand has a reputation for keeping their properties in great shape.

Calvert favored having amenities located near a long-stay hotel. The location seems a little isolated. The Marriott is doing well in Opus, but it has a full-service restaurant in it. She was concerned with viability. Chair Kirk noted that Clearwater Drive to Rowland Road connects the site to anywhere.

In response to Chair Kirk's question, Thomas confirmed that a conditional use permit is required for any hotel use.

Chair Kirk asked for comments on the architecture, mass, parking, and traffic flow.

Powers likes that the site is somewhat isolated. There are more restaurants and modes of transportation now than in the 1980s. This type of hotel may attract a more serious business visitor who would be committed to getting business done rather than one who would want to go out at night. The owner of the hotel makes a difference on how it would be managed and maintained.

Calvert said that the black and white images look better than the color images. The landscaping not being included in the images may be affecting the appearance. The scale is fine.

Chair Kirk noted that real life looks better than the rendering. The size of the building for the space is reasonable. The proposed signage is on the edge of being acceptable. He is o.k. with the signs because this site has unique qualities. The visibility from Highway 169 and Highway 62 is important. The signs would not impede on much else in the area, particularly residential areas.

Odland moved, second by O'Connell, to recommend that the city council adopt the following items pertaining to 6030 Clearwater Drive:

1. ***Ordinance approving a major amendment to the existing Minnetonka Corporate Center master development plan (see pages A40-A42 of the staff report);***
2. ***Resolution approving preliminary and final plats (see pages A43-A45 of the staff report);***
3. ***Resolution approving a conditional use permit for the hotel (see pages A46-A48 of the staff report);***
4. ***Resolution approving final site plan for the overall site and final building plans for the proposed hotel (see pages A49-A59 of the staff report); and***
5. ***Resolution approving an amendment to the Minnetonka Corporate Center sign plan (see pages A60-A62 of the staff report).***

Magney, O'Connell, Odland, Powers, Calvert, Knight, and Kirk voted yes. Motion carried.

9. Adjournment

Odland moved, second by Magney, to adjourn the meeting at 7:11 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting

January 7, 2016

Agenda Item 7

Public Hearing: Consent Agenda

(No Items)

Minnetonka Planning Commission Meeting

January 7, 2016

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
January 7, 2016

Brief Description	Items concerning Williston Woods West, a four-lot subdivision at 5431 Williston Road: <ol style="list-style-type: none">1) Ordinance rezoning the property from R-1 to PUD;2) Master development plan;3) Preliminary plat; and4) Final site and building plan.
Recommendation	Recommend the city council adopt the ordinance and resolutions approving the proposal.

Project No.	15028.15a
Property	5431 Williston Road
Applicant	Lake West Development, LLC
Property Owner	Williston Road, LLC

Introduction

In July 2015, the planning commission and city council conducted a concept plan review for redevelopment of the two properties at 5431 and 5439 Williston Road. As then proposed, the existing structures on the lots would have been removed and six new homes constructed. (See page A1–A3.) While generally expressing that such a development may provide a good transition between the commercial area to the south and east and the single-family residences to the north and west, the commission and council raised some concerns: (1) concern that the development would result in significant and undesirable impact to the site’s existing topography and trees; (2) concern that the number of units may be too high based on the site’s physical characteristics; and (3) that the public benefit required by the planned unit development (PUD) ordinance be met.

Lake West Development has now submitted formal applications and plans for redevelopment of the larger of the two properties; the 1.48-acre property at 5431 Williston Road. This property is currently zoned R-1 (low-density residential) and contains one single-family house. The applicant proposes to subdivide the property into four single-family residential lots with two shared driveways that provide access to Williston Road. The applicant is requesting that the property be rezoned from R-1 to PUD in order to have the flexibility to create smaller lots that will allow a smaller detached single-family housing type. At a net density of 3.1 dwelling units per acre, the proposed residential development would still be classified as low density residential. (See pages A5–A25.)

Proposal Summary

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

- **Existing Site Conditions**

The property currently contains one single-family house, a detached garage, a small shed, and has a driveway with access to Williston Road. With just one single-family house developed on this 1.48-acre property, the site contains significant topography and trees. The site's two high points are on the west side, where the existing house is located, and another one toward the southeast. In general, the site slopes upward from the west, Williston Road, and the south and slopes downward toward the northeast. The lowest points are in the northeast and southwest corners of the site. A block retaining wall is located adjacent to Williston Road in front of the existing house. There are 86 trees on the site, including 44 high priority trees, 40 significant trees, and two trees that are in poor condition. The treeline generally runs north-south through the center of the site. (See page A13.)

- **Proposed Use**

The applicant is proposing to subdivide the property into four single-family residential lots with two shared driveways that provide access to Williston Road. The site's existing structures would be demolished and removed prior to redevelopment of the site. The four proposed lots would each have frontage on Williston Road, including two external lots 65 ft in width and two internal lots 60 ft in width. All four lots would be 224 ft in depth. The two wider lots would be 14,595 sq. ft. and the two narrower lots 13,460 sq. ft. in area. The applicant's intent is to create slightly smaller residential lots that allow development of a smaller housing type than on typical single-family residential lots, thereby providing a housing type that is desirable but not widely available in the community and providing a transition land use between the existing commercial area and single-family residential area to the north and west. (See page A18.)

- **Site Impacts**

Construction on these four lots would require grading and filling to create adequate areas for building pads, driveways, and yards on the western half of the property. Boulder retaining walls are proposed for the south side of the property on Lots 3 and 4. An infiltration basin is proposed in the site's northeast corner and a rain garden in the southwest corner to accommodate the increased stormwater drainage resulting from development of the site. The proposed grading will result in significant impacts and removal of high priority and significant trees. (See page A19.)

Primary Questions and Analysis

- **Is the use of PUD zoning appropriate for this proposed development?**

Yes. PUD zoning may be considered by the city when it would result in a public benefit defined in City Code Section 300.22 Subd 2. The proposed Williston Woods West housing development of smaller single-family residential lots would enable the following public benefits:

- Provision of a housing type that is desirable to the city;
- A mix of land use types; and
- Development that is compatible with existing, surrounding development types and intensities that are not allowed in other existing zoning districts.

- **Is the proposed density appropriate for this site?**

Yes. This property is designated as Low Density Residential (LDR) in the Comprehensive Plan, which allows densities of 1-4 dwelling units per acre. The proposed development would have a net density of 3.1 dwelling units per acre.

- **Are the proposed site impacts reasonable?**

Yes. By reducing the number of proposed lots from the concept plan (5 to 4) and replacing the previous private loop street with two shared driveways, the proposed development has shifted the building pads and grading line west in order to reduce the impacts on the site's topography and trees.

- **Is adequate parking provided on the site?**

Yes. Each lot is able to accommodate parking for 4 cars, including 2 cars in each garage and adequate space for 2 cars to park in each driveway without obstructing the shared portion of the driveway.

- **Is a floor area restriction appropriate on the proposed lots?**

Yes. One of the intended public benefits of the PUD rezoning for this proposed development is the provision of smaller lots with smaller housing types. However, the applicant's plan proposes potential floor area ratios (FARs) substantially larger than those in the area and those that would be allowed if this smaller lot development were zoned R-1A.

	FAR
Proposed PUD	0.35 to 0.38
Allowed R-1A	0.24

Maximum in area	0.22
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To ensure the intent of the PUD is met, staff has included a condition that new homes on the properties must comply with a 0.24 FAR maximum.

Summary Comments

The proposed Williston Woods West housing development would result in smaller single-family residential lots that enable this site to provide opportunities for a smaller and lower maintenance housing type that is desirable and not readily available in the community, yet still fits the density designated to the site by the Comprehensive Plan. The proposed subdivision of the site to four lots with two shared driveways enables the site's development to be focused on the western half of the site, thereby reducing impacts to the site's existing topography and trees. The proposed development also provides an appropriate transition land use between the existing commercial uses and single-family residential uses.

Staff Recommendation

Recommend that the city council adopt the following:

- 1) Ordinance rezoning the property from R-1, low-density residential, to PUD, planned unit development, and adopting a master development plan for the Williston Woods West housing development. (See pages A26–A29.)
- 2) Resolution approving a preliminary plat for the Williston Woods West housing development. (See pages A30–A34.)
- 3) Resolution approving a final site and building plan for the Williston Woods West housing development. (See pages A35–45.)

Originator: Jeff Miller, AICP, Consulting Planner
Through: Susan Thomas, AICP, Principal Planner

Supporting Information

Surrounding Land Uses

Northerly: Single-family residential, zoned R-1
Easterly: Commercial, zoned B-2;
Senior housing development, zoned R-5
Southerly: Single-family residential, zoned R-1
Westerly: Williston Road public right-of-way

Planning & Zoning

Guide Plan designation: Low Density Residential (LDR)
Current Zoning: R-1, low density residential

Concept Plans

This property was previously part of the Kraemer's redevelopment project that went through concept plan review in early 2015. As part of that project, Lake West Development proposed a multi-family residential apartment project on the larger development site.

In July 2015, the planning commission and city council each conducted a concept plan review for redevelopment of the two properties at 5431 and 5439 Williston Road. As then proposed, the existing structures would be removed and six new houses would be constructed. During the city council's concept plan review, they generally expressed that such a development may provide a good transition between the commercial area to the south and east and the single-family residences to the north and west. However, some council members also generally expressed: (1) concern that the development would result in significant and undesirable impact to the site's existing topography and trees; (2) concern that the number of units may be too high based on the site's physical characteristics; and (3) that the public benefit required by the planned unit development (PUD) ordinance must be met.

City Council Ordinance Introduction

In August 2015, an application for PUD rezoning, master development plan, preliminary plat, and site and building plan was submitted for the Williston Woods West housing development. The application still proposed subdividing the two properties into six single-family residential lots, in spite of the concerns raised during the concept plan reviews. At the city council's September 14, 2015 meeting, a PUD rezoning ordinance was introduced for Williston Woods West to give the city council the opportunity to review the new application before referring it to the planning commission for a recommendation. In general, city council members expressed their support for the proposed detached townhouses as a transitional land use between commercial to the south and east and

single-family residential to the north and west, as well as the applicant's approach to fitting the site plan to the site's topography. The council had primarily four concerns about the proposed development plan which they would like the planning commission and staff to evaluate: (1) the proposed density still seemed too high; (2) impacts to the site's existing topography and trees; (3) do the proposed public benefits justify a PUD rezoning; and (4) ensuring adequate parking.

Application Revision

Staff's evaluation of the proposed six-unit housing development focused on the proposed density, impacts to the site's topography and trees, parking, and the public benefits necessary to justify a PUD rezoning. Based on staff's evaluation and discussions with the applicant, the applicant chose to revise their application in October 2015. The applicant is now proposing to redevelop just the larger of the two original properties, which is 5431 Williston Road, for a housing development with four single-family residential lots. The original application proposed five lots on this property. Another significant change was replacing the private loop street with two shared driveways, which is preferable for provision of public utilities from Williston Road and allowing the proposed houses to be located closer to Williston Road, thereby increasing preservation of the site's topography and trees.

Proposal Requirements

The proposal requires the following applications:

- Rezoning from R-1 to PUD: The subject property is currently zoned R-1 (low-density residential). The applicant requests that the site be rezoned to PUD (planned unit development). The planning commission makes a recommendation to the city council, who has final authority to approve or deny the rezoning request.
- Master Development Plan: Applications for rezoning a property to PUD are required to be accompanied by an application for a Master Development Plan. The planning commission makes a recommendation to the city council, who has final authority to approve or deny the Master Development Plan request.
- Preliminary Plat: The applicant is proposing to subdivide and plat this 1.48-acre property into four lots. The planning commission makes a recommendation to the city council, who has final authority to approve or deny the Preliminary Plat request.
- Final Site & Building Plan: City code requires that a site and building plan be reviewed and approved in conjunction with a PUD rezoning and Master Development Plan. The final site and building plan must be in substantial compliance with the approved Master Development Plan. The planning commission makes a recommendation to the city council, who has final authority to approve or deny the final site and building plan.

Lot/Building Dimensions

The PUD ordinance does not contain specific development standards for lots and buildings, such as lot area, lot width, lot depth, yard setbacks, and floor area ratio. Here are the proposed dimensions for these elements:

Lot/Building Standard	Proposed Dimensions	R-1A Standards as Development Guidelines
Lot area	14,595 sq. ft. (Lots 1 & 4) 13,460 sq. ft. (Lots 2 & 3)	15,000 sq. ft.
Lot width	65 ft. (Lots 1 & 4) 60 ft. (Lots 2 & 3)	75 ft.
Lot depth	224 ft.	125 ft.
Front yard setback	40 ft.	35 ft.
Side yard setback	7 ft. (internal side yard) 10 ft. (external side yard)	10 ft.
Rear yard setback	30 ft.	30 ft.
Floor area ratio (FAR)	0.35 (Lots 1 & 4) 0.38 (Lots 2 & 3)	0.24 (for lot area less than 17,500 sq. ft.)

The PUD ordinance establishes flexible development guidelines (Section 300.22 Subd 6a) for PUD uses. For low density residential uses, it identifies the R-1 zoning district standards as the development guidelines. Since the proposed smaller lots are more similar to the R-1A zoning district standards, it is reasonable to use R-1A standards as development guidelines for this proposed development also. Based on a comparison of the proposed development dimensions with the R-1A standards as development guidelines, staff finds that the proposed dimensions are appropriate with the exception of the floor area ratio (FAR). The applicant's site and building plan is proposing potential FARs of up to 0.35 and 0.38, which substantially exceeds the maximum 0.24 FAR of the R-1A zoning district. Since one of the intended public benefits of the PUD rezoning for this proposed development is the provision of smaller lots with smaller housing types, as a condition of approval, homes on the lots must comply with the 0.24 FAR maximum.

Natural Resources

- **Grading, Drainage and Erosion Control**

The city engineer and natural resources staff have reviewed the Williston Woods West plans relating to grading, drainage, and erosion control. Best management practices must be followed during the course of site preparation and construction activities. As a condition of approval the applicant must submit a construction management plan detailing these management practices.

- **Tree Preservation**

The city's natural resources staff has reviewed the Williston Woods West plans relating to tree preservation. The applicant's grading, drainage and erosion control plan and tree preservation plan show the following quantity of trees for removal and preservation:

	Existing	Proposed Removal	% Removal
High Priority Trees	44	13	30%
Significant Trees	40	23	57%

The proposal would meet the tree preservation ordinance. However, to reduce the amount of mitigation that would be required, conditions are included to adjust grading near the critical root zones and establish grading limits. Additionally, setback requirements are a condition from the east property line to protect the wooded natural condition of the east side of the site.

- **Stormwater**

The city engineer has reviewed the Williston Woods West plans relating to stormwater management. The proposed development triggers the city's runoff rate control, runoff volume control, and water quality treatment requirements as identified in Appendix A of the City's Water Resources Management Plan. The submittal indicates that stormwater will be managed through installation of two infiltration basins. On a preliminary review basis it appears the proposed system may be adequate; however, submittal of more detailed information and computations will be necessary to show that the proposed system meets the city's stormwater management requirements.

The applicant's proposed development will need to meet the rules of the Nine Mile Creek Watershed District, in addition to meeting city requirements.

Outside Agencies

The applicant's proposed development will need to be submitted to the Nine Mile Creek Watershed District.

Motion Options

The planning commission has two options:

- (1) Concur with staff's recommendation. In this case a motion should be made to approve the proposal based on the findings outlined in the staff-drafted resolutions and ordinance.

- (2) Disagree with staff's recommendation. In this case a motion should be made recommending denial of the proposal. The motion should include findings for denial.

In this instance, the commission cannot table the request without written authorization from the applicant extending the statutory 120-day deadline.

Neighborhood Comments

The city sent notices to 532 area property owners and received no comments.

Deadline for **January 26, 2016**
Decision:



Location Map

Project: Williston Woods West
 Address: 5431 Williston Road



CONCEPT PLAN

WILLISTON WOODS WEST
MINNETONKA, MN



SITE ANALYSIS

PUD ZONING

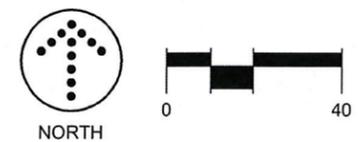
OF LOTS/UNITS = 6

- LOT 1: 14,735 SF
- LOT 2: 11,547 SF
- LOT 3: 13,507 SF
- LOT 4: 12,195 SF
- LOT 5: 10,580 SF
- LOT 6: 12,875 SF

- FRONT SETBACK = 30 FT
- PERIPHERAL SIDE SETBACK = 20 FT
- INTERIOR SIDE SETBACK = 5 FT
- REAR SETBACK = 40 FT

LEGEND

- = GREEN SPACE (LANDSCAPE AREA)
- = TREE PRESERVATION
- = PROPOSED TREE
- = 42'W X 64'D
- = 36'W X 66'D



LANDFORM
From Site to Finish

CONCEPT 2.1

P.U.D.

06.03.15

CURRENT PROPOSAL

Williston Woods West



LAKE WEST
DEVELOPMENT, LLC

Minnetonka, MN APPLICATION FOR REZONING, PUD MASTER DEVELOPMENT PLAN, AND PRELIMINARY PLAT

November 4, 2015

INTRODUCTION

Lakewest Development is pleased to submit this application for Rezoning, PUD Master Plan, and Preliminary Plat to create 4 homes at 5431 Williston Road (PID # 3311722110012). Our original application included plans for 6 single family homes on two parcels. However, based on staff comments, we have modified the plan to include just a single parcel with 4 single family homes and incorporate all staff comments. We anticipate that these high-demand, owner-occupied homes will be a great addition to the Glen Lake neighborhood.

PUD MASTER PLAN AND PRELIMINARY PLAT

Lakewest Development is requesting approval of a PUD Master Plan to create 4 detached homes served two shared driveways on Williston Road. Lakewest has been working with City planning staff to create a plan for a development that provides lower density residential than the formerly proposed multi-family residential project on the site, but still provides an important transitional density area from the single-family homes to the North to commercial uses to the South and East. Lakewest is proposing a product that has a high consumer demand in the area, multiple well-known custom home builders have already presented offers for the finished lots. The homes will feature a compact building footprint and a lower overall demand for space, decreasing owner maintenance while increasing the stability and overall appearance of the neighborhood.

Previously proposed development concepts for the site included higher-density multi-family housing, which City Council verbally supported throughout the planning process. As an important transitional link to the neighborhood community shopping center, grocery, and restaurants, the proposed product in this application provides a less-intense, but still higher density use, with a single-family feel. In addition, the product would still be compatible next to a higher-density housing development should that prospect come up in the future.

The subject property is currently zoned R-1, and is guided Low Density Residential in the Comprehensive Plan. Lots are designed to comply with the R-3 (Medium Density Residential) zoning district. While the current lots could be subdivided to allow for a traditional single-family product, the location of the lots leading to a commercial district on a well-traveled street makes this a less desirable location for potential buyers of a traditional single family product. Therefore, Lakewest is proposing a product with a slightly smaller building footprint on a smaller lot that has been very successful and is an attractive option for home-buyers looking to downsize and live within walking distance of a walkable neighborhood community.

Lakewest also considered options to develop the property according to the R1-A zoning standards. Lot layouts in the R1-A zoning district would involve significant loss of high-priority trees. Section 300.28 (19) e) 3. c. requires rezoning to a PUD if the development would remove more than 35% of the site's high

priority trees. If the site were to be redeveloped under R1-A, 71% of the high priority trees would be removed. As proposed, only 29% of the site's high-priority trees would need to be removed. Rezoning to an R1-A district also requires that the new lots be served by a new street. Due to the constraints of the parcels, a new street would result in a cul-de-sac serving four lots. The attached exhibit shows the impacts of subdividing the properties according to the standards of the R1-A zoning district.

Livable community

The proposed home product strengthens the neighborhood by providing safe, attractive access to the neighboring commercial areas and increasing eyes on the street. The proximity of the homes to the commercial amenities on Excelsior provides safer, attractive opportunities for residents to walk to nearby shops and to make stronger neighborhood connections.

The smaller building footprint and lot size benefits the greater community by increasing the tax base and providing additional local customers for surrounding businesses. Additional community members in a community that is largely built-out helps support continued growth in Minnetonka and provides opportunities for residents that want less maintenance to sell their larger home and stay in Minnetonka with a smaller home. This allows more mobility in the community for different types of residents to stay in Minnetonka.

The neighborhood feel of the homes and increased connectivity to nearby amenities creates a more livable, walkable, attractive community. The development of the site with smaller home sites is an asset to Minnetonka by providing more housing options for residents, and supporting long-term community growth.

PUD flexibility

Lakewest is requesting PUD flexibility for side, front, and rear setbacks and units being served by shared private driveways. The setbacks requested are as follows:

	Required Setback (R-3)	Proposed Setback
Front	35'	40'
Side yard	15'	10' exterior 7' interior
Rear	40'	30'

The proposed development is being proposed with an intent to provide a transition between single-family residential to the north and the more intensive commercial uses to the south and east.

Lakewest is proposing 2 private shared driveways, rather than 4 separate driveways, in order to minimize the number of access points on Williston Road, providing safer ingress and egress for the new and existing residents.

Section 300.22 of Minnetonka's City code says that PUD flexibility may be granted if it would result in one of the following public benefits:

- 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; or*
- f) *Greater energy conservation through building and site design than would otherwise be achieved under non-PUD development;*
- g) *Other public benefits as recognized by the city.*

The proposed development would provide several public benefits identified in the Code, including:

- a) *Greater preservation of existing natural resources, in number or quality, than would otherwise be provided under non-PUD development;*

Tree Preservation. The design of the site minimizes tree loss on site by providing a smaller building footprint and minimizing non-pervious surfaces through the use of shared driveways. A cluster development with stepped down building pads allows for larger tree preservation and eliminates the need for mass grading of the site. Preservation provides many benefits to the community. They reduce the water capacity burden on public infrastructure, provide cooling effects in urban areas, and provide screening surrounding uses.

If the property were to be subdivided under a strict interpretation of the R-1 standards, private property owners could potentially cut down trees on the property. Approving the project as a PUD would give the City the opportunity to prevent long term tree loss on the property through a conservation easement.

Topography. In addition to saving trees on the site, the layout and density of the project allows for a reduction in the amount of soil disturbance on site. The proposed layout of the homes works in harmony with the existing topography allowing for potential variety of product types, including possible side-loaded walk out and lookout homes. The topography of the site is not conducive to the larger footprint of modern single family homes and would require more significant grading than is currently proposed. Shared driveways have less impact on the overall topography of the site than four individual driveways.

c) *A mix of housing type or target housing price that is desirable to the city;*

The City of Minnetonka's 2030 Comprehensive Guide Housing Plan specifically describes the City's role in achieving its housing goals, which include strengthening neighborhoods by improving the existing housing stock, and encouraging diversity in, among other items, the types and sizes of housing units available in Minnetonka. The 2030 Comprehensive Plan notes that 76% of the City's housing stock is over 30 years old, emphasizing the need for continued reinvestment in new housing options that meet the requirement of providing a variety of lifecycle housing choices. In particular, the City has recognized the importance of providing housing options for seniors in the coming years. The proposed product type of this development may lend itself well to households preferring to downsize their homeownership commitment and minimize home and yard maintenance while still maintaining an independent single-family home experience. The City has also recognized in its Comprehensive Plan that its buildable land is nearly 100% developed and that infill development and redevelopment will be the primary ways to add new housing to meet these goals. Specifically, City action items include adding new housing units, where appropriate, while maintaining a balance of housing types in order to meet lifecycle housing needs.

d) *A mix of land use types;*

The proposed development would add a mix of land-density and use types to the area, providing a compelling option for Minnetonka residents who wish to downsize, but are not ready to give up a single-family-style home. This allows an attractive option for those residents that wish to stay in the community, but are looking for fewer maintenance commitments. In a community with fewer large-scale opportunities for higher-density land development, it is important to provide flexibility for alternative developments that provide a wide range of housing choices for residents. The proposed housing alternative will be an attractive alternative for many consumers.

- e) *Development that is compatible with existing, surrounding development type and intensity that is no longer allowed in other existing zoning districts;*

The proposed housing is compatible with the existing, surrounding development types. Demand for a typical single-family home in this location is much lower due to the proximity of the properties to the neighborhood commercial uses on Excelsior and increased traffic loads on Williston. The smaller footprint and lot size home helps keep a low-density single-family character while providing a transition from single family residential to the high-intensity commercial uses along Excelsior. This preserves the feeling of a neighborhood and provides a high-demand product that is compatible with existing and future surrounding uses.

- g) *Other public benefits as recognized by the city.*

The City of Minnetonka's 2030 Comprehensive Guide Land Use Plan outlines the approach the City will use to address future demographic and overall city service challenges and opportunities in the coming years. Among other things, the approach includes preserving existing neighborhoods while broadening housing choice, revitalizing existing community and neighborhood commercial centers using a "village" concept, and to diversify housing opportunities in various mixed-use areas of the city. Specifically, the Land Use Plan notes the following overall themes:

- *Stability in Established Areas*
 - Redevelopment of the underdeveloped site proposed herein will help to preserve the existing neighborhood by meeting the evolving needs of future residents through a variety of residential options, maximizing the using of in-place infrastructure, and replacing current transient rental uses with long-term owner occupants.
- *Increased Vitality*
 - The proposed development will help to preserve economic vitality of the neighborhood commercial uses within Glen Lake.

PARKING

For the four homes, each would minimally have a two-car garage and a driveway that minimally holds two additional spaces. Section 300.28.12.2.a requires a minimum of two parking spaces for each single-family dwelling unit. We are pleased to be able to exceed this minimum requirement.

CODE COMPLIANCE

Section 300.22 Planned Unit Development District of the City of Minnetonka Code identifies General and Specific Standards for when a PUD may be approved:

Section 300.22.4 General Standards:

- a) *The PUD results in at least one of the public benefit as outlined in Section 300.22.2 of the ordinance.*
 - a. As noted above, we believe the site meets the intent of five areas of noted public benefits.

- b) *The PUD is consistent with and advances the community-wide goals of the comprehensive plan.*
 - a. As noted above, several public benefits are directly derived from the plans, strategies, goals, and approaches of the comprehensive plan. Most notably, diversity in housing, stability in established areas, and increased vitality within the Glen Lake Station area.

- c) *The PUD is appropriately integrated into existing and proposed surrounding development.*
 - a. The proposed PUD development provides an appropriate and meaningful transition from the commercial uses of Glen Lake Station and lower density residential housing to the north. In addition, the proposed PUD maintains the existing topography and natural resources (tree cover) which might otherwise be lost under existing zoning.

Section 300.22.5 Specific Standards

- a) *If a PUD includes provision of affordable housing, a specific housing type, or target housing price, details associated with the housing - including number of units, unit size, and price - must be documented in a legally-binding agreement approved by the city and recorded against the properties within the PUD.*
 - a. A specific home design or size has not yet been finalized, but once complete we will be happy to engage with City staff to comply with this provision if required.

- b) *If a PUD includes preservation of natural resources, those resources must be permanently protected through a conservation easement or other legally-binding agreement approved by the city and recorded against the properties with the PUD.*
 - a. We would propose a conservation easement to protect the natural resources of the site, namely the tree inventory to the East of the home pads.

- c) *A homeowners association must be established where appropriate to ensure on-going maintenance of infrastructure and public spaces, required restoration and management of natural areas, or other actions and activities specific to the PUD.*

- a. Noted for the record.

REZONING

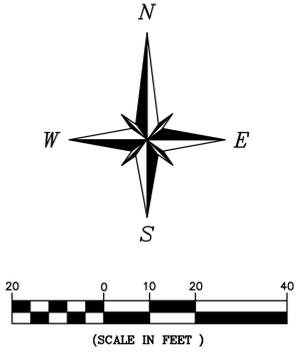
Lakewest Development is requesting approval to rezone the subject properties from R-1 (Low Density Residential) to a Planned Unit Development District (PUD). Section 300.09 of the Zoning Code allows map amendments “whenever consistent with the public health, safety or general welfare” and specifies that “all amendments shall be consistent with the intent of this ordinance and of the Comprehensive Plan.”

Rezoning to a PUD would be consistent with the public health, safety and general welfare of the City and would support economic development in the City. Rezoning to a PUD would be consistent with the intent of the Ordinance and the Comprehensive Plan. The development would broaden housing choices in the City while maintaining the feel of a single-family neighborhood and preserve the City’s natural resources while encouraging sustainable practices. The proven success of the housing product-type, opportunities for residents to transition into a lower-maintenance living and freeing up housing stock for other families supports the longevity of the City, and contributes to taxes that support the high quality community that residents have come to expect from the City.

Lakewest is excited to provide a high-quality housing development in the City of Minnetonka. We look forward to presenting the PUD Master Plan and Preliminary Plat at Planning Commission on December 17th, 2015 and City Council on January 4th, 2015.

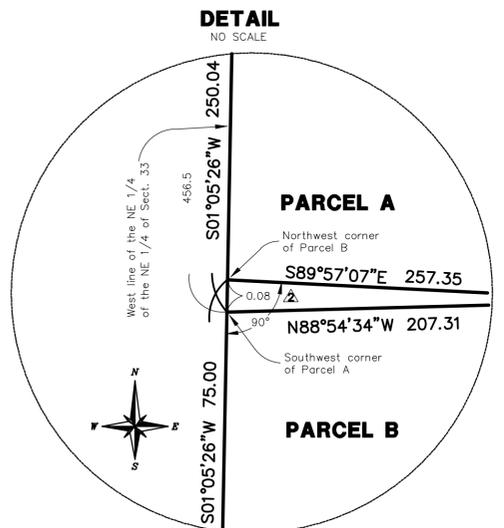
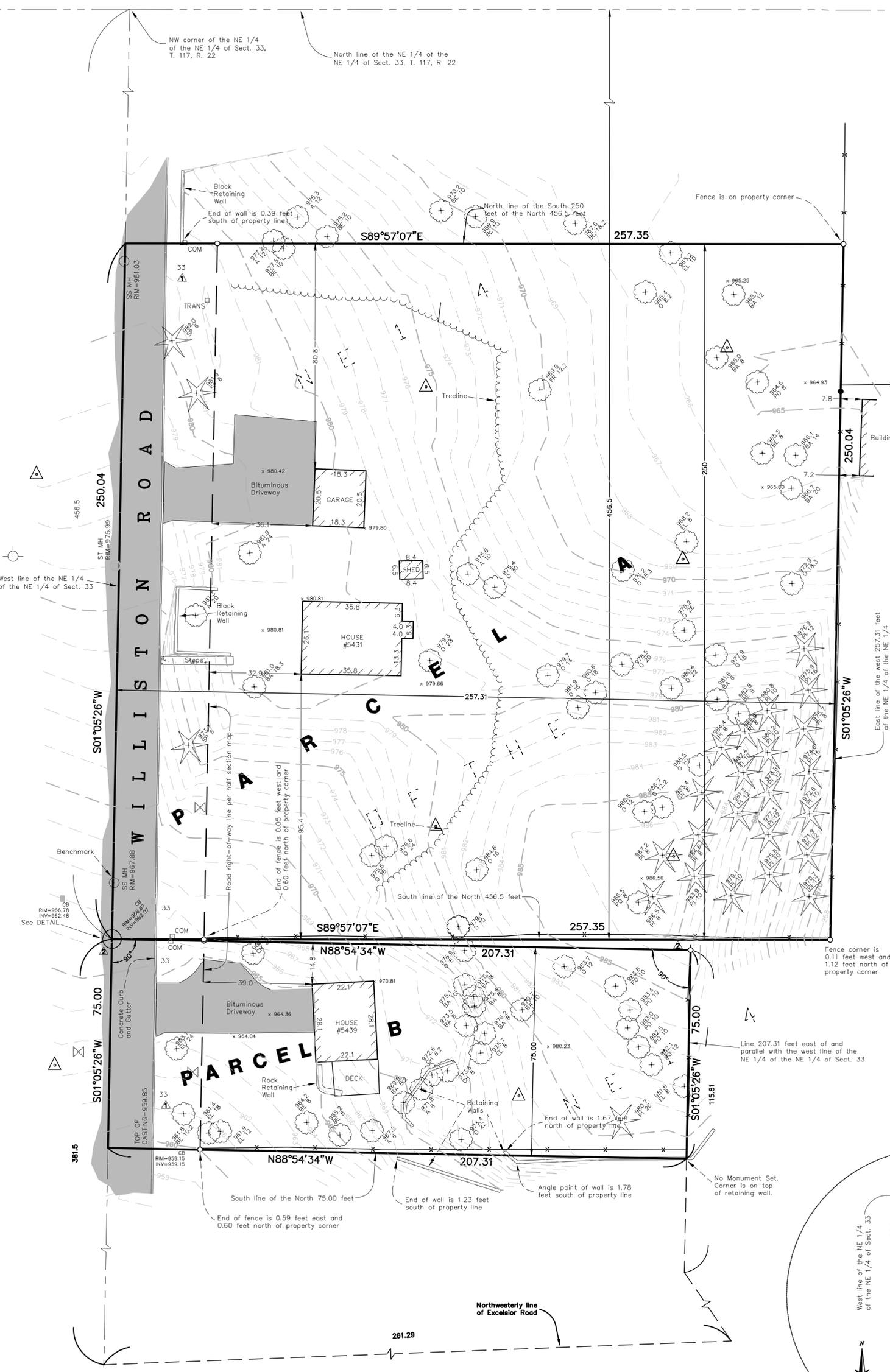
CONTACT INFORMATION

Any additional questions regarding this application can be directed to Reid Schulz at rschulz@landform.net or 612.638.0245.



- LEGEND**
- Denotes Found Iron Monument
 - Denotes Set Iron Monument
 - Denotes Catch Basin
 - Denotes Sanitary Sewer Manhole
 - Denotes Storm Sewer Manhole
 - Denotes Water Valve
 - Denotes Fire Hydrant
 - Denotes Clean Out
 - Denotes Post Indicator Valve
 - Denotes Communications Riser
 - Denotes Electric Transformer
 - Denotes Air Conditioning Unit
 - Denotes Traffic Signal Box
 - Denotes Utility Pole
 - Denotes Light Pole
 - Denotes Parking Meter
 - Denotes Guard Post
 - Denotes Bituminous Surface
 - Denotes Concrete Surface
 - Denotes Fence
 - △ Denotes Special Note Identifier

- TREE LEGEND**
- Number following abbreviation denotes estimated diameter in inches, three feet above ground level. The second number (if any) denotes the number of trunks at that location (1 denotes a dead tree).
Number following shrubs denotes it's diameter in feet.
- Denotes deciduous tree.
 - Denotes coniferous tree.
 - Denotes shrub.
 - Denotes tree line.
- Example:** BE.8.2
- A Denotes Ash
 - AV Denotes Arbor Vitae
 - BF Denotes Balsam Fir
 - BA Denotes Basswood
 - BI Denotes Birch
 - BE Denotes Box Elder
 - BN Denotes Butternut
 - BU Denotes Bush
 - CA Denotes Catalpa
 - CR Denotes Cedar
 - CH Denotes Cherry
 - CN Denotes Cottonwood
 - DG Denotes Dogwood
 - EL Denotes Elm
 - FR Denotes Fruit
 - GN Denotes Ginkgo
 - H Denotes Hackberry
 - HC Denotes Horse Chestnut
 - HI Denotes Hickory
 - IR Denotes Ironwood
 - JU Denotes Juniper
 - KC Denotes Kentucky Coffee
 - LI Denotes Lilac
 - LO Denotes Locust
 - M Denotes Maple
 - MP Denotes Mugo Pine
 - O Denotes Oak
 - PI Denotes Pine
 - PO Denotes Poplar
 - RO Denotes Russian Olive
 - SM Denotes Spachberry
 - SP Denotes Spruce
 - TD Denotes Tree Deciduous
 - TE Denotes Tree Evergreen
 - WA Denotes Walnut
 - WI Denotes Willow



LEGAL DESCRIPTIONS

PARCEL A:
South 250 feet of the north 456.5 feet of the west 257.31 feet of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 117, Range 22, Hennepin County, Minnesota.

PARCEL B:
The North 75 feet of that part of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4 of Section Thirty-Three (33), Township One Hundred Seventeen (117), Range Twenty-two (22), West of the Fifth Principal Meridian, described as follows: commencing at a point on the West line of the Northeast Quarter of Northeast Quarter (NE 1/4 of NE 1/4) of said Section Thirty-Three (33) located 456 1/2 feet South of the Northwest corner of said Northeast Quarter of Northeast Quarter (NE 1/4 of NE 1/4) of said section; thence at right angles East 207.31 feet; thence at right angles South 115.81 feet to a point in a line parallel with and 207.31 feet East of said West line of said Northeast Quarter of Northeast Quarter (NE 1/4 of NE 1/4); thence Southeast along a straight line to a point of the Northwest line of Excelsior Road 261.29 feet Northeast from the point of intersection of said West line of said Northeast Quarter of Northeast Quarter (NE 1/4 of NE 1/4) with said Northwest line of said Excelsior Road; thence Southwesterly along said Northwest line of said Excelsior Road 261.29 feet to said point of intersection of said West line of said Northeast Quarter of Northeast Quarter (NE 1/4 of NE 1/4) with said Northwest line of said Excelsior Road; thence North along said West line of said Northeast Quarter of Northeast Quarter (NE 1/4 of NE 1/4) 381.5 feet to the point of beginning, .3 acres more or less, according to the Government Survey thereof.

SPECIAL NOTES

- △ Legal descriptions provided by the client describe the west property lines of both parcels as the west line of the NE 1/4 of the NE 1/4 of Sect. 33. A Current half-section map shows a 33 foot road right-of-way on the west side of the parcels per Document Numbers 6398633 and 6398631.
- △ There is a gap of 3.70 feet between the northeast corner of Parcel B and the south line of Parcel A and an overlap of 0.08 feet at the northwest corner of Parcel B and the southwest corner of Parcel A.

BENCHMARK

Top ring of manhole as shown.
Elevation = 967.88 (Per City of Minnetonka)

GENERAL NOTES

1. This survey was performed without the benefit of a title commitment or attorney's title opinion.
2. Orientation of the bearing system is based on the west line of the NE 1/4 of the NE 1/4 of Sect. 33, which is assumed to have a bearing of S 01°05'26" W.
3. AREAS
Parcel A: 64,338 Sq. Ft. (1.477 Acres)
Parcel B: 15,548 Sq. Ft. (0.357 Acres)

This drawing has been checked and reviewed this _____ day of _____, 20____ by _____
JOB BOOK NUMBER: (129-49)
FIELD BOOK: 596/25

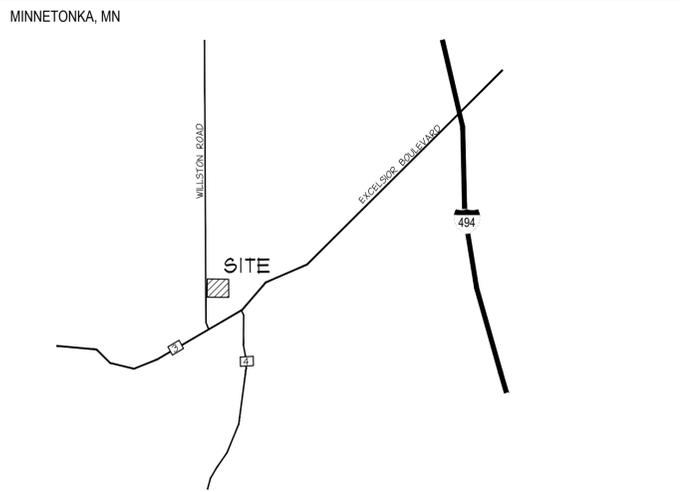
SCHOELL & MADSON, INC.
ENGINEERS * SURVEYORS * PLANNERS
SOIL TESTING * ENVIRONMENTAL SERVICES
10580 WAYZATA BOULEVARD, SUITE 1
MINNETONKA, MN 55305
(952) 546-7601 FAX: (952) 546-9065
COPYRIGHT © 2002

NO.	DATE	BY	DESCRIPTION	CK'D
1	0-00-0000	XXX	XXXXXXXX	XXXX
2	0-00-0000	XXX	XXXXXXXX	XXXX
3	0-00-0000	XXX	XXXXXXXX	XXXX
4	0-00-0000	XXX	XXXXXXXX	XXXX
5	0-00-0000	XXX	XXXXXXXX	XXXX
6	0-00-0000	XXX	XXXXXXXX	XXXX
7	0-00-0000	XXX	XXXXXXXX	XXXX

CERTIFICATION
I hereby certify that this survey was prepared under my supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.
Date: _____
DANIEL G. NICKOLS
License No. 19839

CLIENT
MSC CONCRETE INC.
Williston Woods Way
5431 Williston Road
S.M.I. PROJECT NO. 64103-0028.15b

MINNETONKA, MN AREA LOCATION MAP



WILLISTON WOODS WEST

MINNETONKA, MN

DEVELOPER

LAKE WEST DEVELOPMENT CO., LLC.
15400 HIGHWAY 7
MINNETONKA, MN 55345
TEL: (952) 930-3000

MUNICIPALITY



PROJECT

WILLISTON WOODS WEST
MINNETONKA, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, & EROSION CONTROL
C3.2	SWPPP SHEET
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN

ABBREVIATIONS

D	Angle	L.F.	Lineal Feet
&	And	L.P.	Low Point / Liquid Petroleum
@	At	LT	Local Government Unit
100 YR.	100 Year Flood Elevation	LGU	Local Government Unit
A.B.	Anchor Bolt	LONG.	Longitude
A.D.	Area Drain	LT	Light / Lighting
A/C	Air Conditioning Unit	MAINT.	Maintenance
ADD.	Addendum	MAS.	Masonry
ADDL.	Additional	MATL.	Material
ADJ.	Adjacent / Adjust	MAX.	Maximum
AHU	Air Handling Unit	MECH.	Mechanical
ALT.	Alternate	MDM.	Medium
ALUM.	Aluminum	MEF.	Manufacturer
ANOD.	Anodized	MH	Manhole
APPROX.	Approximate	MIN.	Minimum / Minute
ARCH	Architect / Architectural	MISC.	Miscellaneous
AUTO.	Automatic	MNDOT	Minnesota Department Of Transportation
AVG.	Average	MOD.	Module / Modular
B.C.	Back of Curb	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR #	Number
BLDC	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not To Scale
BSMT.	Basement	NWE	Normal Water Elevation
C.F.	Cubic Feet	NWL	Normal Water Level
C.F.S.	Cubic Feet Per Second	O.C.	On Center
C.C.	Corner Guard	O.D.	Outside Dimension
C.J.	Control Joint	O.H.	Overhead Electric
C.L.	Centerline	O.H.	Ordinary High Water Level
C.M.U.	Concrete Masonry Unit	OHV	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	P.L.	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P/L	Property Line
CEM	Cement	P.O.D.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CM	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE	Polyethylene
COP.	Copper	PED.	Pedestal / Pedestrian
CU	Cubic	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly-Vinyl-Chloride (Pvc)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DI	Dimension	R	Radius
DN	Down	RAD.	Radius
DWG.	Drawing	R.D.	Roof Drain
E.	East	RE	Rm Elevation (Castina)
E.J.	Expansion Joint	R.E.	Remove Existing
E.O.F.	Emergency Overflow	R.O.	Rough Opening
E.O.S.	Emergency Overflow Swale	R.P.	Radius Point
E.W.	Each Way	R.C.P.	Reinforced Concrete Pipe
EA	Each	R.S.	Rough Slab
EL.	Elevation	RSD	Roof Storm Drain
ELEC.	Electrical	RE	Regarding
ELEV.	Elevation	RENF.	Reinforced
ENGR.	Engineer	REQD	Required
ENTR.	Entrance	REV	Revised
E.O.	Emergency Overflow	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S	Square Feet
EQUIV.	Equivalent	SAN.	Sanitary Sewer
EXIST.	Existing	SECT.	Section
EXP.	Expansion	SE	Side Exit
F & I	Furnish and Install	SEWO	Side Exit Walk Out
F.B.O.	Furnished by Others	SHT.	Sheet
F.C.	Face of Curb	SM	Similar
F.D.	Fire Department Connection	SLNT.	Slant
F.D.C.	Field Verify	SPEC.	Specification
F.V.	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Subsurface drain
FBO	Full Basement Look Out	STPH	Storm Sewer Manhole
FDN.	Foundation	STD.	Standard
FES	Flared End Section	STRUCT.	Structural
FFE	Finished Floor Elevation	SYM.	Symmetrical
FLR.	Floor	T	Thickness
FT. OR (')	Foot	T/R	Top of Rim
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	T.J.	Tooled Joint
GALV.	Galvanized	TNH	Top Nut Hydrant
GPE	Garage Floor Elevation	TYP.	Typical
GL	Glass	UN.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.I.F.	Verify in Field
HDPEP	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VEST.	Vestibule
HORIZ.	Horizontal	W	Width
HVAC	Heating, Ventilation, Air Conditioning	W.P.T.	Working Point
HYD	Hydrant	W.W.F.	Welded Wire Fabric
ID.	Inside Dimension	W.	Width
I.E. or IE	Invert Elevation	W/O	Without
IN. OR (")	Inches	WO	Walk Out
INFO.	Information	WETL.	Wetland
IN.	Inset Elevation	WP	Waterproof
INSUL.	Insulation	WT.	Weight
INV.	Invert Elevation	YD.	Yard
JT.	Joint	YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY / OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL		EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	PAVING BLOCK		GUARD RAIL
	STORM SEWER LINE		CONCRETE RETAINING WALL
	SANITARY SEWER LINE		MODULAR RETAINING WALL
	WATER MAIN		FIELDSTONE RETAINING WALL
	OVERHEAD ELECTRIC		EXIT LOCATION
	UNDERGROUND TELEPHONE		LIGHT STANDARD
	UNDERGROUND ELECTRIC		POWER POLE
	GAS LINE		SLOPE DIRECTION
	CONCRETE CURB		CATCH BASIN
	FENCING		MANHOLE
	RETAINING WALL		BOLLARD
	SET 1/2" X 1/4" IRON PIPE		STORM SEWER
	IRON MONUMENT FOUND		SANITARY SEWER-WASTE
	SURVEY DISK (BENCHMARK)		FORCE MAIN
	POWER POLE		ROOF DRAIN SYSTEM
	GUY WIRE		WATERMAIN
	GUARD POST		FIRE LINE (IF SEPARATE)
	GAS METER		FIRE DEPT. CONNECTION
	TRANSFORMER		SOIL SUBDRAIN
	WATER SHUT-OFF VALVE		GAS LINE-UNDERGROUND
	TRAFFIC SIGN		ELECTRIC-UNDERGROUND
	FLAG POLE		TELEPHONE-UNDERGROUND
	LIGHT POLE		UNDERGROUND CABLE/TV
	TREES		LAWN SPRINKLER SLEEVE
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
	MALBOX		
	NOTE NUMBER		
	MEASURED DISTANCE		
	DISTANCE PER RECORDED PLAT		
	SOL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SEDIMENT CONTROL FENCE
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

PARCEL A:
SOUTH 250 FEET OF THE NORTH 456.5 FEET OF THE WEST 257.31 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 117, RANGE 22, HENNEPIN COUNTY, MINNESOTA.

BENCHMARK

TOP RING OF MANHOLE AS SHOWN.
ELEVATION = 967.88 (PER CITY OF MINNETONKA)

OWNER

LAKE WEST DEVELOPMENT
15400 HIGHWAY 7
MINNETONKA, MN 55345
TEL: (952) 930-3000
CONTACT: JON FLETCHER

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEET NO.	DESCRIPTION	mm							
C0.1	CIVIL TITLE SHEET	X							
C0.2	PRELIMINARY PLAT	X							
C1.1	EXISTING CONDITIONS	X							
C1.2	DEMOLITION	X							
C2.1	SITE PLAN	X							
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL PRESERVATION PLAN	X							
C3.2	STORM WATER POLLUTION PREVENTION PLAN	X							
C4.1	UTILITIES	X							
C7.1	CIVIL CONSTRUCTION DETAILS	X							
C7.2	CIVIL CONSTRUCTION DETAILS	X							
L1.1	TREE PRESERVATION PLAN	X							

REVISION HISTORY

DATE	REVISION	REVIEW
25 NOV. 2015	PRELIMINARY PLAT	CNC

PROJECT MANAGER REVIEW

BY/TS	DATE 09-28-15

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT

11-25-2015



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

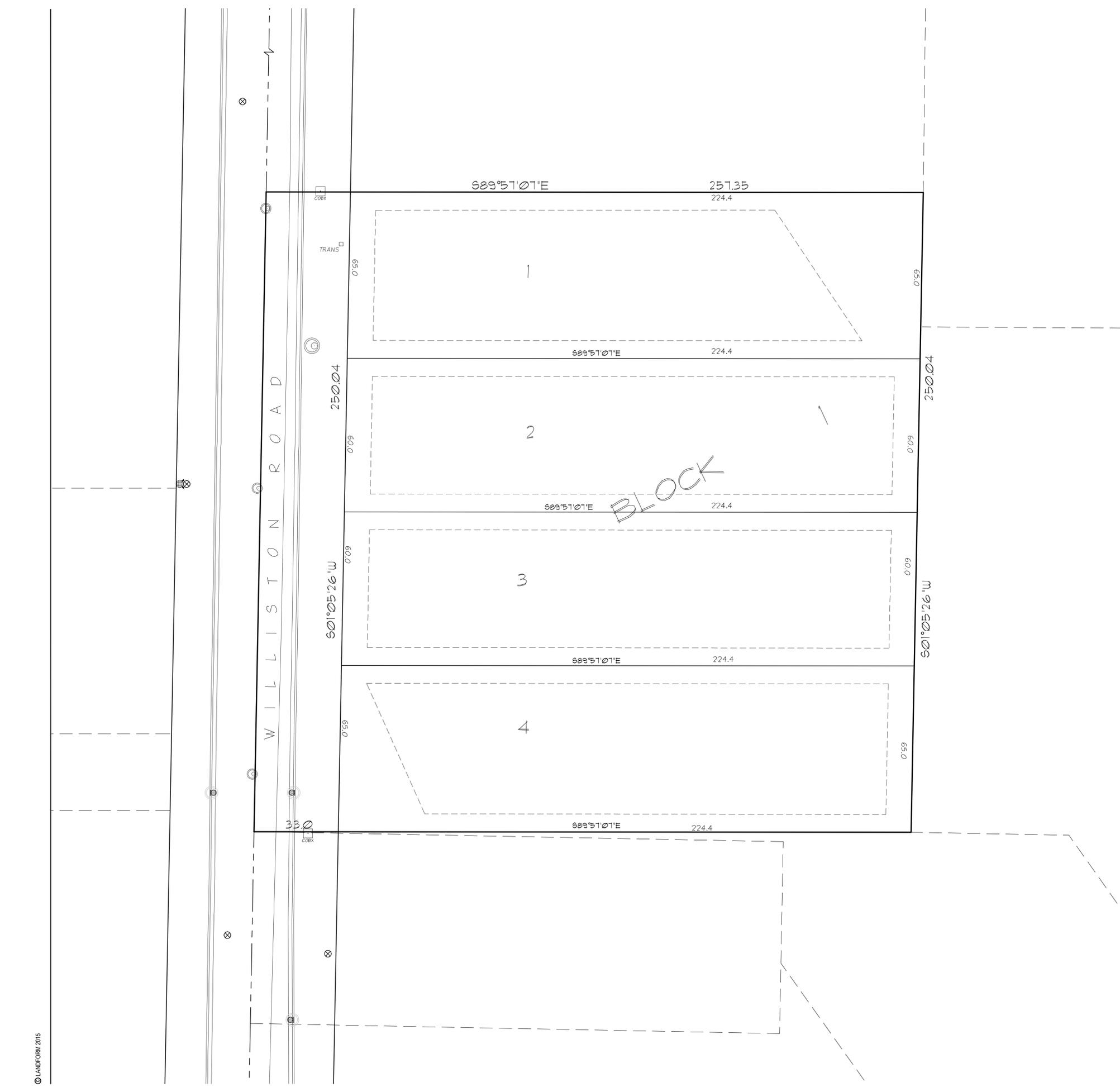
FILE NAME C001LWD15010.DWG

PROJECT NO. LWD15010

CIVIL TITLE SHEET

C0.1

SHEET NO. #1502815b



AREA SUMMARY

TOTAL GROSS AREA = 1.48 AC
 ROW DEDICATION = 0.19 AC
 NET AREA = 1.29 AC
 TOTAL SINGLE FAMILY LOTS = 4 UNITS
 NET DENSITY = 3.1 UNITS/AC

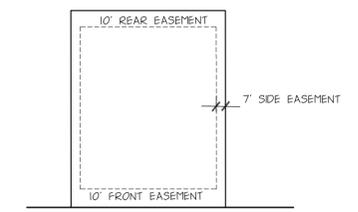
LOT SUMMARY

PARCEL ID:	PARCEL SIZE:
LOT 1, BLOCK 1	14,595 S.F.
LOT 2, BLOCK 1	13,460 S.F.
LOT 3, BLOCK 1	13,460 S.F.
LOT 4, BLOCK 1	14,595 S.F.

ZONING SUMMARY

THE PROPERTY IS CURRENTLY ZONED (R-1) LOW DENSITY RESIDENTIAL
 THE PROPERTY IS PROPOSED TO BEING REZONED TO PUD
 BUILDING SETBACK INFORMATION IS AS FOLLOWS
 FRONT YARD = 40 FT.
 REAR = 30 FT.
 SIDE = 7 FT.
 PERIPHERAL SIDE = 10 FT.

TYPICAL EASEMENTS



LEGAL DESCRIPTION

PARCEL A:
 SOUTH 250 FEET OF THE NORTH 456.5 FEET OF THE WEST 257.31 FEET OF THE NORTHEAST 1/4
 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 117, RANGE 22, HENNEPIN COUNTY, MINNESOTA.

DEVELOPER

LAKE WEST DEVELOPMENT CO., LLC.
 15400 HIGHWAY 7
 MINNETONKA, MN 55345
 TEL. (952)930-3000

MUNICIPALITY



PROJECT

WILLISTON WOODS WEST
 MINNETONKA, MN

SHEET INDEX

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L1.1	TREE PRESERVATION PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
25 NOV. 2015	PRELIMINARY PLAT	CNC

PROJECT MANAGER REVIEW

BY RTS DATE 09-28-15

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

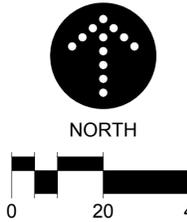
PRELIMINARY PLAT
 11-25-2015

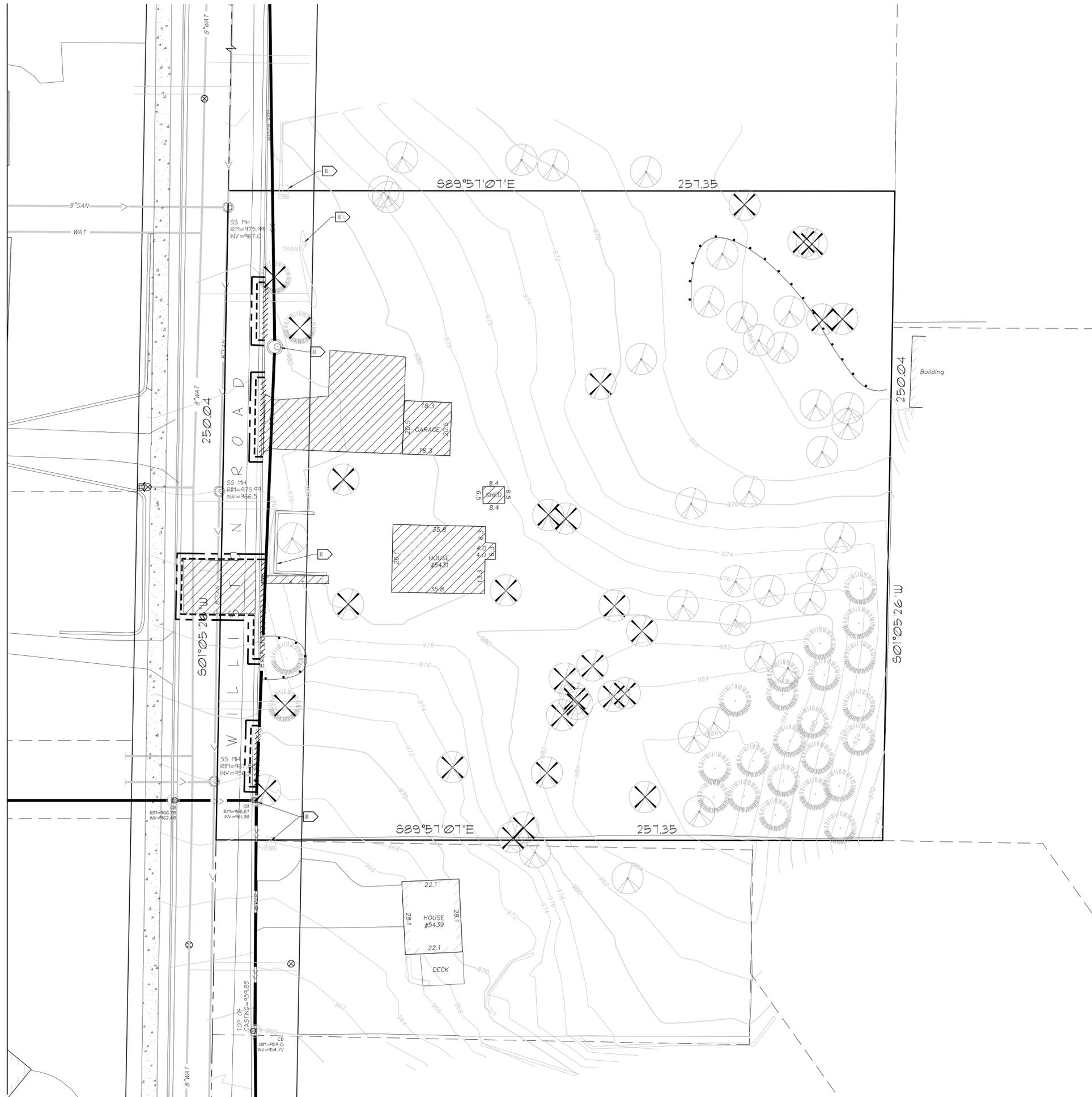


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 Minneapolis, MN 55401 Web: landform.net

FILE NAME C002LWD15010.DWG
 PROJECT NO. LWD15010

PRELIMINARY PLAT
C0.2
 SHEET NO. #15028.15b





EXISTING NOTES

- BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY SCHOELL AND MADISON INC., MINNETONKA, MN EXPRESSLY FOR THIS PROJECT; CITY OF MINNETONKA, MINNESOTA RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT/ENGINEER/OWNER IMMEDIATELY.

DEMOLITION AND CLEARING NOTES

- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
- SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
- BUILDING DEMOLITION: VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF REGULATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL. REMOVE STRUCTURE, COLUMNS, CANOPIES, FOOTINGS, FOUNDATIONS, AND ANY ASSOCIATED CONSTRUCTION IN ITS ENTIRETY.
- DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
- REFER TO DETAILS FOR PAVEMENT SAWCUT, REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
- COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
- PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOIL, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
- ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
- REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.
- REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
- COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
- HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

LEGEND

- TREE REMOVAL
- STRUCTURE AND/OR PAVEMENT REMOVAL
- CONSTRUCTION LIMITS
- SAWCUT LINE
- CURB REMOVAL
- TREE PROTECTION FENCE

DEVELOPER

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MUNICIPALITY



PROJECT

WILLISTON WOODS
WEST
MINNETONKA, MN

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C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN

REVISION HISTORY

CONTACT ENGINEERS FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW

PROJECT MANAGER REVIEW

BY RTS DATE 09-28-15

CERTIFICATION

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NOT FOR
CONSTRUCTION**

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PRELIMINARY PLAT
11-25-2015



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Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

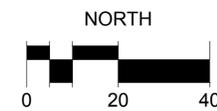
FILE NAME C102LWD15010.DWG

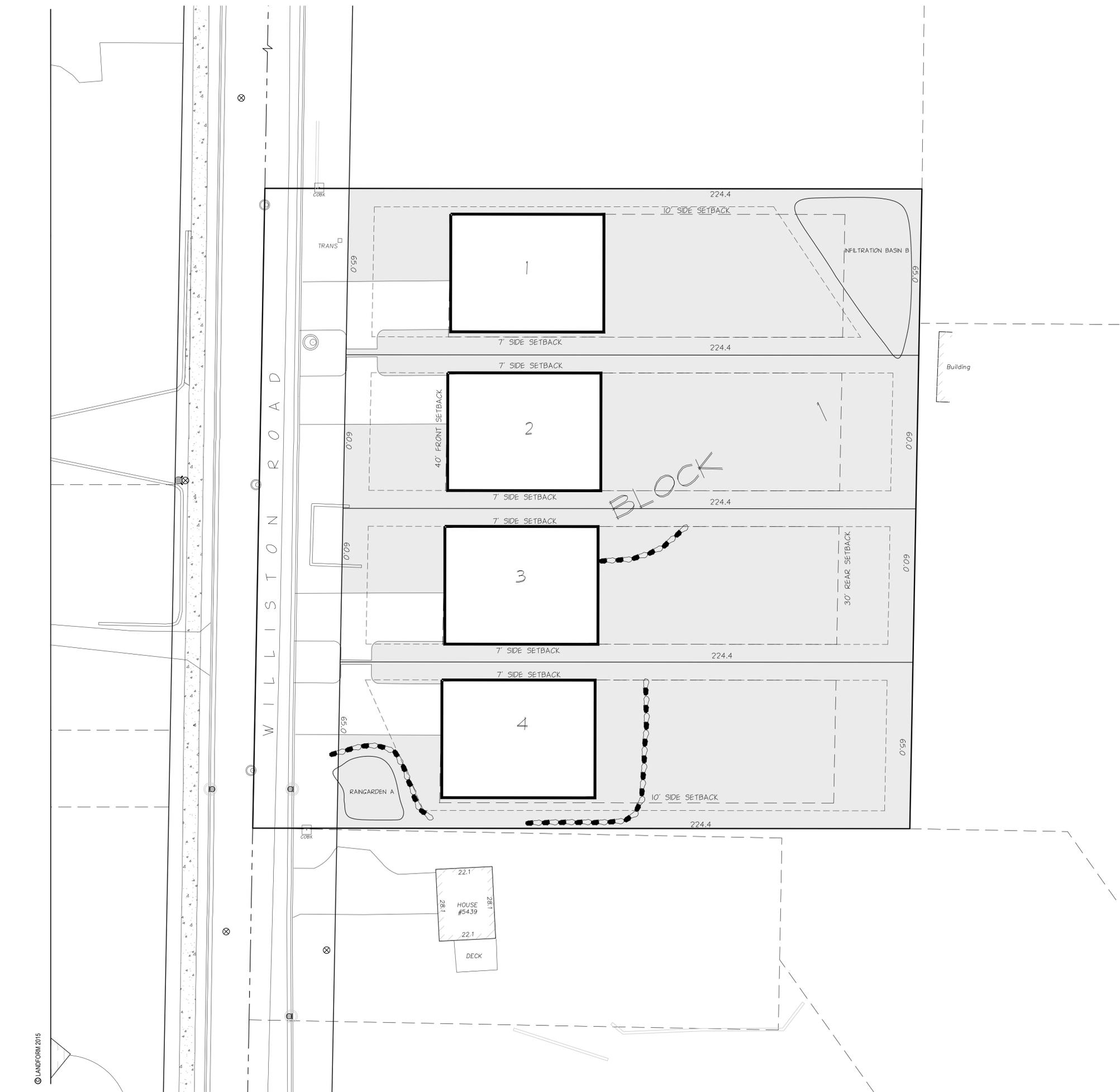
PROJECT NO. LWD15010

DEMOLITION
C1.2



Know what's Below.
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SITE PLAN NOTES

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.

GREEN SPACE (LANDSCAPE AREA)

AREA SUMMARY

TOTAL GROSS AREA = 148 AC
 ROW DEDICATION = 0.19 AC
 NET AREA = 129 AC

TOTAL SINGLE FAMILY LOTS = 4 UNITS
 NET DENSITY = 3.1 UNITS/AC

LOT SUMMARY

PARCEL ID:	PARCEL SIZE:
LOT 1	4,595 S.F.
LOT 2	13,460 S.F.
LOT 3	13,460 S.F.
LOT 4	4,595 S.F.

ZONING SUMMARY

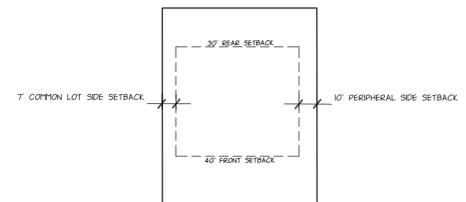
THE PROPERTY IS CURRENTLY ZONED (R-1) LOW DENSITY RESIDENTIAL.

THE PROPERTY IS PROPOSED TO BE REZONED TO PUD

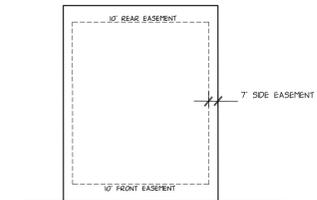
BUILDING SETBACK INFORMATION IS AS FOLLOWS

FRONT YARD = 40 FT.
 REAR = 30 FT.
 SIDE = 7 FT.
 PERIPHERAL SIDE = 10 FT.

TYPICAL BUILDING SETBACKS



TYPICAL EASEMENTS



DEVELOPER

LAKE WEST DEVELOPMENT CO., LLC.
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MUNICIPALITY



PROJECT

**WILLISTON WOODS WEST
 MINNETONKA, MN**

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REVISION HISTORY

DATE	REVISION	REVIEW
25 NOV. 2015	PRELIMINARY PLAT	CNC

PROJECT MANAGER REVIEW

BY RTS DATE 09-28-15

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**PRELIMINARY PLAT
 11-25-2015**



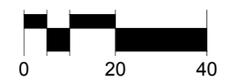
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 Minneapolis, MN 55401 Web: landform.net

FILE NAME C201LWD15010.DWG

PROJECT NO. LWD15010



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**SITE PLAN
 C2.1**

SHEET	TITLE
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C0.2	PRELIMINARY PLAN
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BY/TS	DATE
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PRELIMINARY PLAT
11-25-2015



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FILE NAME C301LWD15010.DWG

PROJECT NO. LWD15010

GRADING, DRAINAGE
AND EROSION CONTROL

C3.1

GRADING NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- BUILDING PADS WILL BE CUSTOM GRADED BY BUILDER AT THE TIME OF HOME CONSTRUCTION. REFER TO DETAIL 1, SHEET C3.1. GRADES SHOWN ARE WHAT COULD BE DONE.
- AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.
- AVOID SOIL COMPACTION OF INFILTRATION PRACTICES. ANY EQUIPMENT USED IN INFILTRATION AREAS SHOULD BE SMALL SCALED AND TRACKED.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
- EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED.
- CONTRACTOR SHALL PREVENT SEDIMENT LADEN WATER FROM ENTERING THE INFILTRATION SYSTEM UNTIL THE SITE IS COMPLETELY STABILIZED.
- ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA. (IF WITHIN 1 MILE OF IMPAIRED WATER USE THE FOLLOWING NOTE INSTEAD) ALL EXPOSED SOILS AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
- SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED:

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876

MN TYPE 22-III @ 30.5 LB/AC - TEMPORARY EROSION CONTROL
MN TYPE 25-151 @ 120 LB/AC - PERMANENT TURF
MULCH (MNDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED) MNDOT 3882
FERTILIZER MNDOT 3881 MNDOT 2575
- SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
- HYDRAULIC MULCHING AND OTHER PRACTICES MUST BE USED ON SLOPES OF 3:1 OR STEEPER TO PROVIDE ADEQUATE STABILIZATION.
- AT LEAST SIX INCHES OF TOPSOIL OR ORGANIC MATTER MUST BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER TOPSOIL HAS BEEN REMOVED.
- THE CONTRACTOR MUST AT A MINIMUM INSPECT, MAINTAIN, AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE CONTRACTOR MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED.

RETAINING WALL NOTES

- FIELD STONE/BOULDER RETAINING WALL. SEE DETAIL 3, SHEET 7.1

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY:
(Tree symbol)	:TREE PROTECTION	
(Circle with cross)	:INLET PROTECTION	
(Dashed line)	:SILT FENCE	
(Stippled area)	:VEHICLE TRACKING PAD	
(Dashed line with 'X')	:CONSTRUCTION LIMITS	
TW XXX.XX BW XXX.XX	:TOP OF WALL :BOTTOM OF WALL	
(Dashed line with 'X')	:BOULDER RETAINING WALL	
(Circle with cross)	:TREE PROTECTION FENCING	
BUILDING TYPE	GF = XXX.X	: FRONT GARAGE ELEVATION
FB = FULL BASEMENT	FBWO / FB	: WALKOUT UNIT / FULL BASEMENT UNIT
WALK OUT	XXXX.X	: MINIMUM BASEMENT ELEVATION
FBLO = FULL BASEMENT		: REAR ELEVATION
LOOK OUT		

NOTES:
1. GARAGE LOCATION INDICATED BY DRIVEWAY.

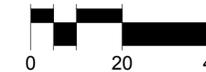
1 PAD DETAIL NO SCALE



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NORTH



NPDES AREA SUMMARY

	EXISTING	PROPOSED
PERVIOUS	1.22 ACRES	0.95 ACRES
IMPERVIOUS	.06 ACRES	0.33 ACRES
TOTAL	1.28 ACRES	1.28 ACRES



WILLISTON WOODS WEST
MINNETONKA, MN

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BY/TS	DATE
	09-28-15

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PRELIMINARY PLAT
11-25-2015



105 South Fifth Avenue Tel: 612-252-9070
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Minneapolis, MN 55401 Web: landform.net

FILE NAME C302LWD001

PROJECT NO. LWD15010

STORMWATER POLLUTION PREVENTION PLAN

C3.2

NPDES PERMIT AND SWPPP COMPONENTS

- THE CURRENT MN NPDES PERMIT DATED AUGUST 1, 2013 IS REFERENCED IN THIS DOCUMENT AS THE PERMIT.
THE SWPPP INCLUDES THE FOLLOWING COMPONENTS:
 - CONSTRUCTION DOCUMENTS PREPARED BY LANDFORM
 - STORMWATER MANAGEMENT PLAN/NARRATIVE

SITE EVALUATION/ASSESSMENT/PLANNING

- CONTACT INFORMATION/RESPONSIBLE PARTIES**
THE OPERATOR SHALL HAVE PRIMARY RESPONSIBILITY AND SIGNIFICANT AUTHORITY FOR THE DEVELOPMENT, IMPLEMENTATION, MAINTENANCE, INSPECTION AND AMENDMENTS TO THE APPROVED SWPPP. DUTIES INCLUDE BUT ARE NOT LIMITED TO:
 - ENSURING FULL COMPLIANCE WITH THE SWPPP AND THE PERMIT
 - IMPLEMENTING ALL ELEMENTS OF THE SWPPP, INCLUDING BUT NOT LIMITED TO:
 - IMPLEMENTING PROMPT AND EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES
 - IMPLEMENTING ALL NON-STORM WATER MANAGEMENT, AND GOOD HOUSEKEEPING BMPs ENSURING THAT NO MATERIALS OTHER THAN STORM WATER ARE DISCHARGED IN QUANTITIES, WHICH WILL HAVE AN ADVERSE EFFECT ON RECEIVING WATERS OR STORM DRAIN SYSTEMS, ETC.
 - CONDUCTING ROUTINE INSPECTIONS AND MAINTENANCE
 - ENSURING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES
 - COORDINATING TO ASSURE ALL OF THE NECESSARY CORRECTIONS/REPAIRS ARE MADE IMMEDIATELY, AND THAT THE PROJECT COMPLIES WITH THE SWPPP, THE PERMIT, AND APPROVED PLANS AT ALL TIMES.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

- OWNER/OPERATOR MUST DEVELOP POLLUTION PREVENTION MANAGEMENT MEASURES, IMPLEMENT GOOD HOUSEKEEPING BMPs, MUST FOLLOW ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS OF THE CONSTRUCTION CONTRACT.**
- THE OPERATOR SHALL MINIMIZE THE EXPOSURE TO STORMWATER OF ANY OF THE PRODUCTS, MATERIAL, OR WASTES STORED ON SITE.
- BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.
- CHEMICALS AND LANDSCAPE MATERIALS SHALL BE UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.
- OPERATOR TO TRACK PROGRESS OF THE FOLLOWING ITEMS ON SITE MAPS:
 - PORTABLE TOILETS
 - MATERIAL STORAGE AREAS
 - VEHICLE AND EQUIPMENT FUELING AND MAINTENANCE AREAS
 - CONCRETE WASHOUTS
 - PAINT AND STUCCO WASHOUTS
 - DUMPSTERS OR OTHER TRASH AND DEBRIS CONTAINERS
 - SPILL KITS
 - STOCKPILES
 - ANY OTHER NON-STRUCTURAL NON-STORM WATER MANAGEMENT BMPs
 - ANY TEMPORARILY REMOVED STRUCTURAL BMPs
 - ANY CHANGES TO THE STRUCTURAL BMPs
- 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 MPCA DISPOSAL REQUIREMENTS.
- HAZARDOUS WASTE: 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 OR MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
- PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER.
- CONCRETE AND OTHER WASHOUT WASTE: OPERATOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.
- EXTERNAL VEHICLE WASHING: EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

SWPPP CONTACT AND TRAINING INFORMATION

- OWNER:**
LAKE WEST DEVELOPMENT CO. LLC.
ATTN: CURT FRETHERM
14525 HIGHWAY 7,
SUITE 265
MINNETONKA, MN 55345
952-930-3000
CURTF@LWESTDEV.COM
- OPERATOR:**
TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR IS SELECTED.
- LONG TERM MAINTENANCE AND OPERATION:**
TO BE DETERMINED. CONTACT OWNER UNTIL HOA IS SELECTED.
- SWPPP DESIGNER:**
CHRIS CALL, P.E.
LANDFORM PROFESSIONAL SERVICES
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
612-252-9070
CCALL@LANDFORM.NET
CERTIFICATION U OF MN, DESIGN OF CONSTRUCTION SWPPP, EXP. MAY 31, 2016
- SWPPP INSPECTOR/MANAGER:**
TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR AND SWPPP INSPECTOR/MANAGER IS SELECTED.
NAME: _____
CERTIFICATION: _____ EXP. _____
- BMP INSTALLATION AND REPAIR:**
TO BE DETERMINED. CONTACT OWNER UNTIL BMP INSTALLER AND MAINTAINER IS SELECTED.
NAME: _____
CERTIFICATION: _____ EXP. _____

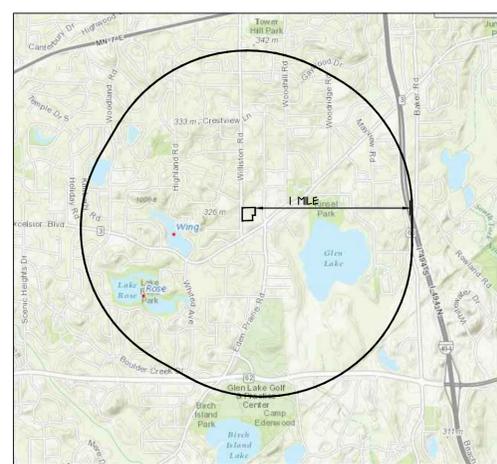
DESCRIPTION OF CONSTRUCTION ACTIVITY

- CONSTRUCTION ACTIVITY INCLUDES EROSION AND SEDIMENT CONTROL BMPs INSTALLATION, CLEARING AND GRUBBING, SITE GRADING, UTILITY INSTALLATION, BUILDING CONSTRUCTION, PAVING, AND LANDSCAPING.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

- INSTALL PERIMETER SEDIMENT CONTROL BMPs PRIOR TO START OF OTHER SITE WORK. REFER TO GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET(S) FOR INITIAL LOCATIONS OF BMPs.
- PROTECT INFILTRATION AREAS WITH CONSTRUCTION FENCING.
- CONSTRUCT TEMPORARY/PERMANENT SEDIMENTATION BASINS PRIOR TO UPLAND DISTURBANCE. INSTALL PERIMETER SEDIMENT CONTROL BMPs AROUND NORMAL WATER LEVEL.
- STABILIZE OUTLETS FROM TEMPORARY/PERMANENT SEDIMENTATION BASINS.
- PERFORM WORK IN PHASES TO MINIMIZE DISTURBED AREA AT ANY ONE TIME.
- STRIP TOPSOIL FROM AREAS TO BE DISTURBED AND STOCKPILE WITH PERIMETER SEDIMENT CONTROL BMPs. PROVIDE STABILIZATION IF LEFT LONGER THAN 14 DAYS.
- ROUGH GRADE SITE.
- INSTALL UTILITIES.
- FINAL GRADE PAVEMENT AREAS AND COMPACT SUBGRADE.
- LAY DOWN PAVEMENT AGGREGATE AND COMPACT.
- INSTALL CURB AND GUTTER. BACKFILL AFTER A MINIMUM OF THREE DAYS.
- CONSTRUCT BUILDING/ADDITION AND SITE FEATURES.
- CONSTRUCT SITE WALKS AND PATIOS.
- PROVIDE FINAL STABILIZATION.
- CONNECT INFILTRATION/FILTRATION PRACTICE TO STORM SEWER INLETS.
- REMOVE TEMPORARY BMPs.

WATERS WITHIN ONE MILE OF SITE



IMPAIRED WATERS - REQUIRED TMDLS

- WING LAKE AND LAKE ROSE ARE IMPAIRED BASED ON THE CURRENT USEPA 303(d) CLEAN WATER ACT LIST; ARE WITHIN 1 MILE OF THIS SITE; AND STORMWATER DOES NOT DISCHARGE INTO THEM.

EROSION PREVENTION AND SEDIMENT CONTROL

- SEE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEETS FOR THE LOCATION AND TYPE OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPs. SEE GRADING AND DRAINAGE, UTILITY, PLANTING, AND LANDSCAPE SHEETS FOR THE LOCATION AND TYPE OF PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
- MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL.**
APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION. AREAS NOT TO BE DISTURBED WILL BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) BEFORE WORK BEGINS.
OPERATOR SHALL DEVELOP METHODS TO MINIMIZE SOIL COMPACTION OUTSIDE OF BUILDING PADS, PAVEMENT AREAS AND UTILITY TRENCHES AND SHALL USE TRACKED EQUIPMENT WHEREVER PRACTICABLE.
TOPSOIL SHALL BE SALVAGED AND REUSED TO THE EXTENT PRACTICABLE.
- PHASE CONSTRUCTION ACTIVITY**
SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADE LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PERMIT.
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 SHALL BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
- CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT**
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, SHALL 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 SHALL BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.
STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL 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 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 SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

- STABILIZE SOILS**
ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES) MUST BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION WHEN THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AND WILL NOT RESUME FOR 14 CALENDAR 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.
TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORM WATER.
WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATERS, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.

- PROTECT SLOPES**
OPERATOR SHALL AVOID WORK ON SLOPES WITH A GRADE OF 3:1 OR GREATER WHEN PRACTICABLE. GRADING ON SLOPES WITH A GRADE OF 3:1 OR STEEPER WILL REQUIRE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).

- PROTECT STORM DRAIN INLETS**
ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE TEMPORARILY REMOVED IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED.

- ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS**

- RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES**
DEWATERING OR BASIN DRAINING OF TURBID OR SEDIMENT LADEN WATER RELATED TO CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER.

- DISCHARGE SHALL NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS, ADVERSELY AFFECT RECEIVING WATER OR IMPACT WETLANDS, OR DOWNSTREAM PROPERTIES. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND SCOUR BY ACCEPTED ENERGY DISSIPATION MEASURES.**

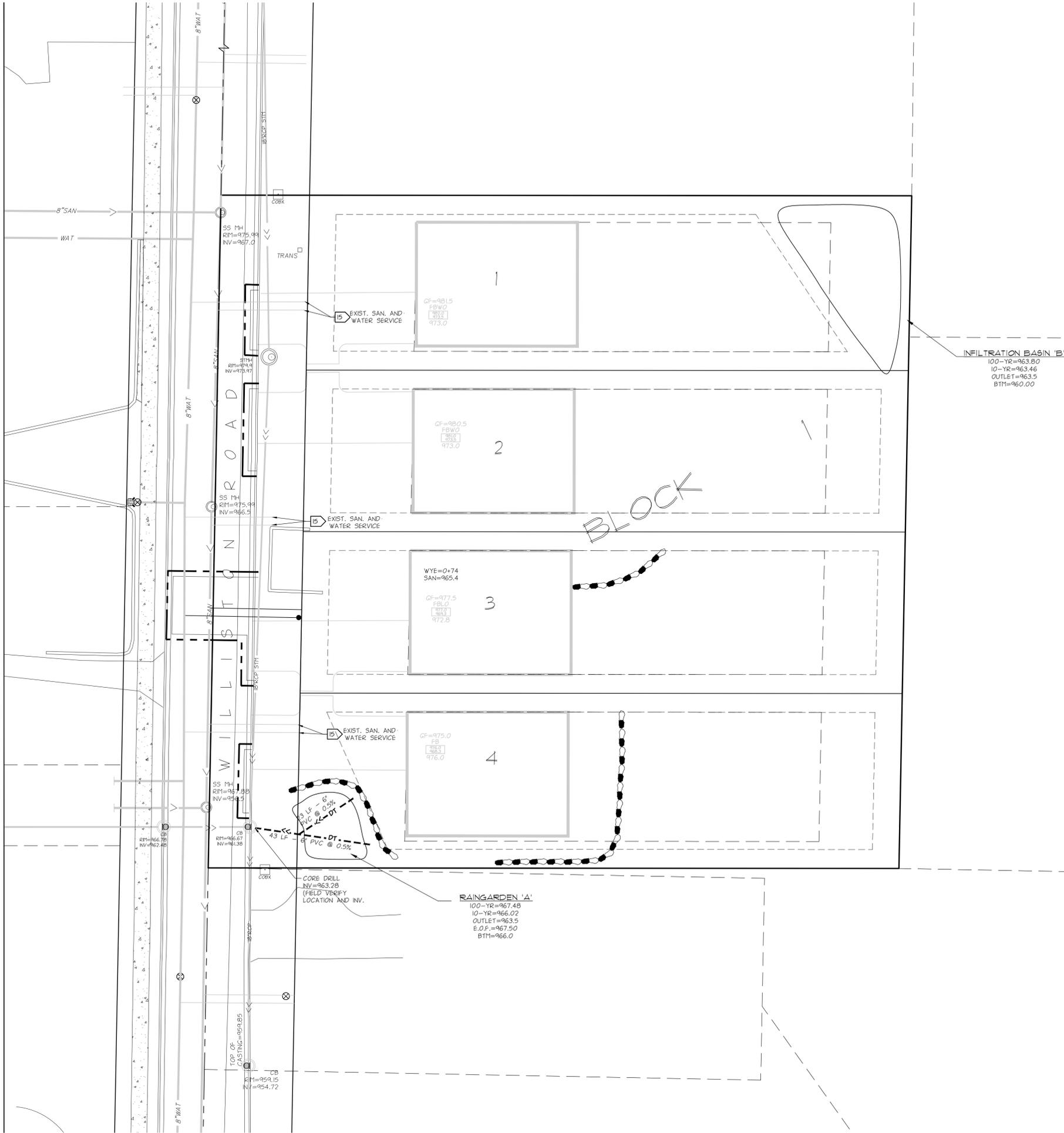
- DISCHARGE WATER CONTAINING OIL OR GREASE SHALL BE TREATED TO REMOVE OIL OR GREASE PRIOR TO DISCHARGE TO SURFACE WATERS.**

- REFER TO PERMIT REQUIREMENTS FOR TEMPORARY OR PERMANENT SEDIMENT BASINS.**

- ESTABLISH STABILIZED CONSTRUCTION EXITS**
VEHICLE TRACKING PADS SHALL BE ESTABLISHED AS SHOWN ON THE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET TO MINIMIZE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE ONTO ADJACENT STREETS.

POST CONSTRUCTION BMPs

- SEE GRADING AND DRAINAGE, AND UTILITY SHEETS FOR POST CONSTRUCTION BMPs.



- UTILITY NOTES**
- PIPE MATERIALS
 WATER SERVICE 1.5" COPPER PIPE
 SAN. SEWER SERVICE 4" PVC SDR 26 (ASTM: D3034, D2665, & FB91)
 - CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
 - COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO LOTS.
 - PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
 - PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
 - ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
 - INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
 - CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF MINNETONKA STANDARDS.
 - CONTACT CITY OF MINNETONKA PUBLIC WORKS AT 952-988-8400 FOR WET TAP INSPECTION.
 - MAINTAIN 7.5 FEET OF COVER ON WATER.
 - DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
 - CENTER POINT ENERGY WILL FURNISH AND INSTALL GAS SERVICE PIPING FROM THE MAINLINE TO THE METER. GAS SERVICE FROM THE METER SHALL BE INSTALLED BY THE MECHANICAL CONTRACTOR.
 - CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
 - ASBULTS PROVIDED BY THE CITY OF MINNETONKA.
 - EXISTING SAN AND WATER SERVICES OFF OF WILLISTON ROAD ARE PROPOSED TO BE USED FOR LOTS 1, 2 AND 4. CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SAN SERVICE LOCATIONS AND ELEVATIONS TO DETERMINE IF THEY ARE SUFFICIENT FOR USE. SANITARY SEWER INVERTS NEED TO BE AT LEAST FOUR FEET BELOW LOW FLOOR ELEVATION.
- CONTACT ENGINEER IF ELEVATIONS ARE INEQUATE

DEVELOPER

LAKE WEST DEVELOPMENT CO., LLC.
 15400 HIGHWAY 7
 MINNETONKA, MN 55345
 TEL. (952)930-3000

MUNICIPALITY

City of minnetonka

PROJECT

WILLISTON WOODS WEST
 MINNETONKA, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, & EROSION CONTROL
C3.2	SWPPP SHEET
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN

REVISION HISTORY

CONTACT ENGINEERS FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
25 NOV. 2015	PRELIMINARY PLAT	CNC

PROJECT MANAGER REVIEW

BY RTS DATE 09-28-15

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
 11-25-2015



105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME C401LWD15010.DWG

PROJECT NO. LWD15010

811
 Know what's Below.
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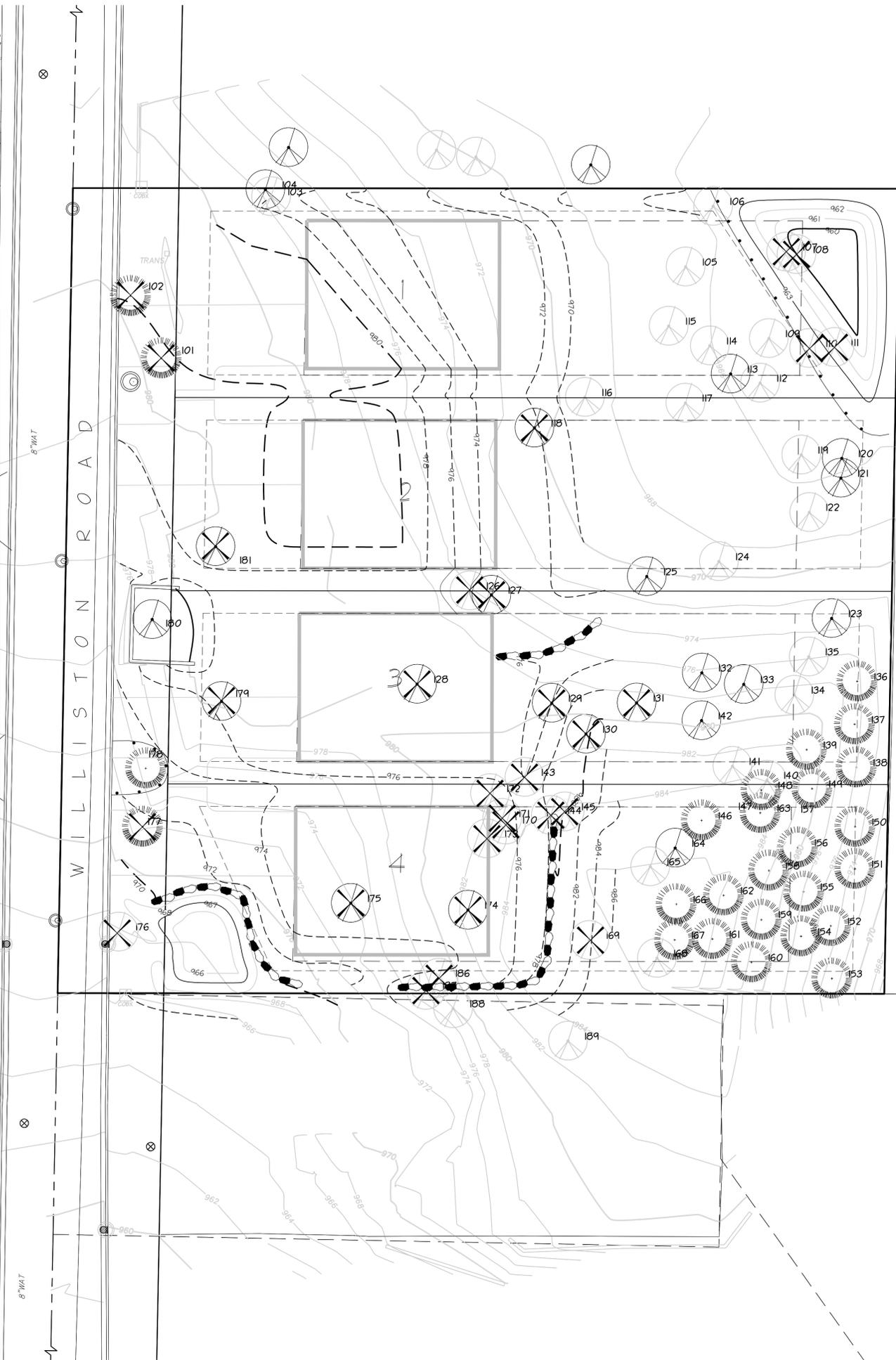
NORTH

0 20 40

UTILITIES

C4.1

SHEET NO. #15028.15b



TREE PRESERVATION TABLE

Tag #	Campion #	Species	DBH	Condition	Sig.	High Prior.	Stems	Removed	Tag #	Campion #	Species	DBH	Condition	Sig.	High Prior.	Stems	Removed
101	6010	Spruce, blue	12.0	Fair		X	1	X	159	New	Pine, Scots	14.0	Good		X	1	
102	6011	Spruce, blue	10.0	Good		X	1	X	160	6058	Pine, Scots	12.0	Good		X	1	
103	6102	Boxelder	11.0	Fair	X		1		161	6057	Pine, Scots	12.0	Good		X	1	
104	N/A	Ash, green	15.0	Good		X	1		162	6064	Pine, Scots	8.5	Good		X	1	
105	6098	Oak, red	20.0	Fair		X	1		163	6065	Pine, Scots	7.5	Good		X	1	
106	6097	Walnut, black	22.5	Good	X		2		164	6079	Oak, red	35.5	Fair		X	2	
107	New	Basswood	10.0	Good	X		1	X	165	6080	Oak, red	13.0	Good	X		1	
108	6096	Walnut, black	18.0	Good	X		1	X	166	6056	Pine, Scots	8.0	Fair		X	1	
109	6095	Basswood	12.0	Fair	X		1		167	6055	Pine, Scots	8.0	Fair		X	1	
110	6094	Basswood	10.5	Good	X		1	X	168	6054	Aspen	11.0	Good	X		1	
111	New	Basswood	8.5	Good	X		1	X	169	New	Aspen	8.0	Good	X		1	X
112	New	Basswood	10.5	Good	X		1		170	New	Aspen	8.0	Good	X		1	
113	New	Basswood	17.0	Fair		X	2		171	New	Aspen	8.5	Good	X		1	X
114	New	Oak, red	11.0	Good	X		1		172	New	Aspen	9.5	Good	X		1	X
115	New	Oak, red	10.5	Good	X		1		173	New	Aspen	8.0	Good	X		1	X
116	New	Oak, red	10.5	Good	X		1		174	6034	Oak, bur	19.0	Good		X	1	X
117	New	Basswood	10.0	Good	X		1		175	6033	Oak, bur	22.0	Good		X	1	X
118	New	Basswood	16.5	Fair		X	2	X	176	New	Spruce, blue	8.0	Good	X		1	X
119	6091	Ash, green	12.5	Fair	X		1		177	New	Oak, red	10.0	Good		X	1	X
120	6093	Basswood	22.0	Good		X	2		178	6005	Spruce, blue	10.0	Good		X	1	
121	6092	Basswood	30.0	Fair		X	2		179	6006	Basswood	27.0	Good		X	1	
122	New	Boxelder	8.0	Good	X		1		180	6008	Ash, green	23.5	Fair		X	1	
123	6090	Oak, red	62.0	Good		X	3		181	6007	Ash, green	27.0	Good		X	1	X
124	6089	Elm, American	10.5	Good	X		1										
125	6088	Oak, red	68.0	Fair		X	3										
126	6029	Ash, green	13.0	Good	X		1	X									
127	6030	Oak, red	32.5	Fair		X	1	X									
128	6031	Oak, bur	27.5	Good		X	1	X									
129	6036	Oak, red	19.0	Good		X	1	X									
130	6081	Oak, red	18.5	Fair		X	1	X									
131	6083	Oak, red	22.5	Good		X	1	X									
132	6087	Oak, bur	26.0	Good		X	1										
133	6086	Oak, bur	18.0	Good		X	1										
134	New	Oak, red	8.5	Good	X		1										
135	New	Walnut, black	11.0	Good	X		1										
136	6075	Pine, Scots	14.0	Fair		X	1										
137	6074	Pine, Scots	14.0	Fair		X	1										
138	6073	Pine, Scots	8.5	Fair		X	1										
139	6076	Pine, Scots	10.5	Good		X	1										
140	6077	Basswood	10.5	Good	X		1										
141	6085	Basswood	9.5	Good	X		1										
142	6084	Oak, red	26.0	Fair		X	1										
143	New	Aspen	11.0	Good	X		1	X									
144	New	Aspen	8.0	Good	X		1	X									
145	New	Aspen	9.0	Good	X		1	X									
146	6066	Oak, red	12.0	Good		X	1	X									
147	6067	Pine, Scots	8.5	Good		X	1										
148	6078	Pine, Scots	9.0	Good		X	1										
149	6069	Pine, Scots	12.0	Good		X	1										
150	6072	Pine, Scots	18.0	Good		X	1										
151	6071	Pine, Scots	10.5	Good		X	1										
152	6061	Pine, Scots	12.5	Good		X	1										
153	6060	Pine, Scots	14.0	Good		X	1										
154	6059	Pine, Scots	13.0	Good		X	1										
155	6062	Pine, Scots	14.0	Good		X	1										
156	6070	Pine, Scots	13.0	Good		X	1										
157	6088	Pine, Scots	11.5	Good		X	1										
158	6063	Pine, Scots	13.5	Good		X	1										

Total 30 50
High Priority 12 24%
Total Removal 27 34%

LEGEND

- HIGH PRIORITY DECIDUOUS
- HIGH PRIORITY CONIFEROUS
- SIGNIFICANT TREE
- PROPOSED DEMOLITION

DEVELOPER

LAKE WEST DEVELOPMENT CO., LLC.
15400 HIGHWAY 7
MINNETONKA, MN 55345
TEL. (952)930-3000

MUNICIPALITY

City of
minnetonka

PROJECT

**WILLISTON WOODS
WEST
MINNETONKA, MN**

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS
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C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, & EROSION CONTROL
C3.2	SWPPP SHEET
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW

PROJECT MANAGER REVIEW

BY RTS DATE 09-28-15

CERTIFICATION

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PRELIMINARY PLAT
11-25-2015

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME L101LWD15010.DWG
PROJECT NO. LWD15010

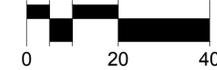
**TREE PRESERVATION
PLAN**
L1.1
SHEET NO. #15028.15b

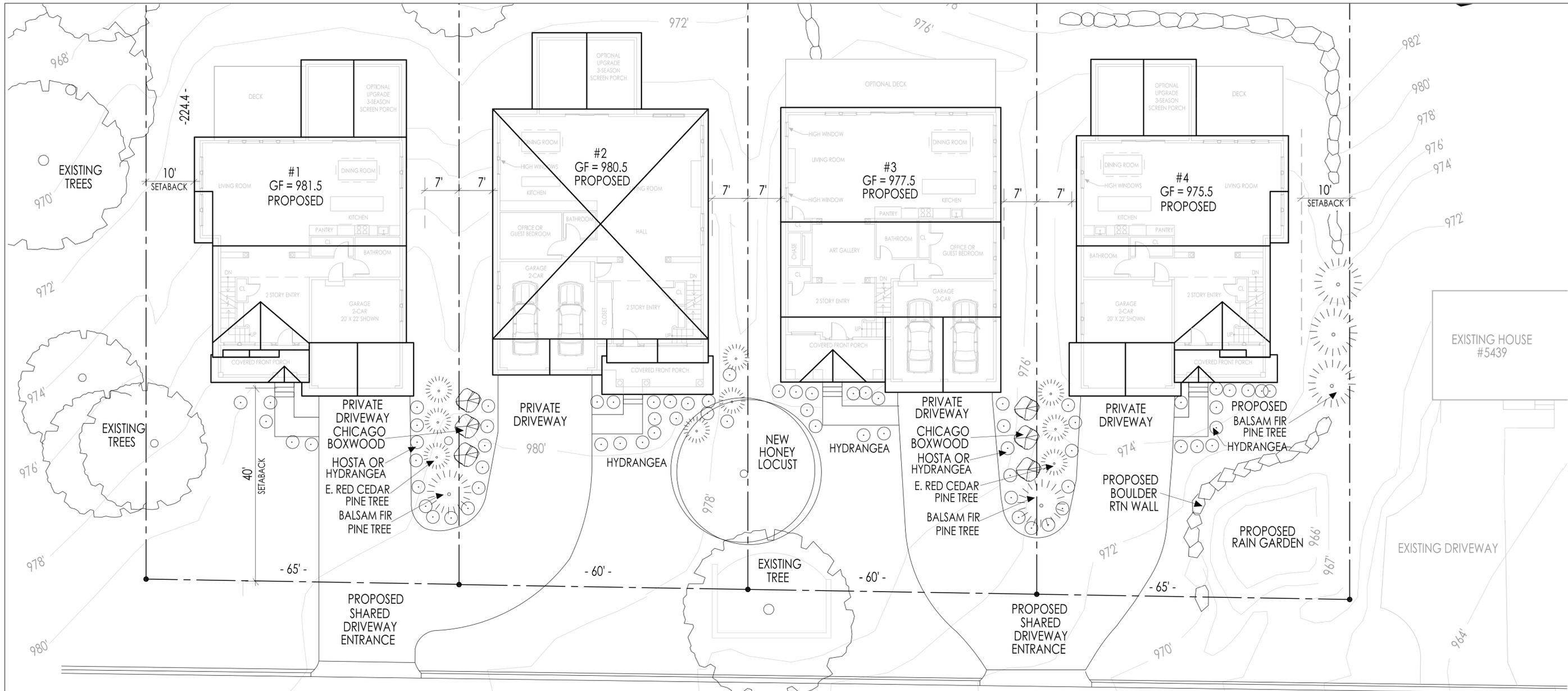


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NORTH





WILLISTON ROAD (SLOPES DN)

ENLARGED SITE PLAN WITH FIRST FLOOR PLANS
SCALE: 3/32" = 1'-0" when printed on 22" x 34" paper



VIEW FROM WILLISTON ROAD

STREET ELEVATION - HOUSES FACING WILLISTON ROAD
SCALE: 3/32" = 1'-0" when printed on 22" x 34" paper

- FOR ZONING APPROVAL ONLY -

Lake West Development
15400 HIGHWAY 7
Minnetonka, MN 55345
952-930-3000

WELLS & COMPANY
ARCHITECTS
612-609-2052
PO BOX 8889
Minneapolis, MN 55408
www.WellsandCompanyArchitects.com

PROJECT TITLE:
WILLISTON WOODS
WEST
A NEW HOUSING DEVELOPMENT
MINNETONKA, MN

SHEET TITLE:
WILLISTON ROAD
SITE PLAN AND
TYP HOUSE ELEVATIONS
SCALE: 3/32" = 1'-0"

PROJECT #: 01-2015
DRAWN BY: WELLS
CHECKED BY: WELLS
ISSUE: DATE:

I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of Minnesota.
Signed: *William M. Wells*
William M. Wells, Architect
date: 9-14-2015 reg. no. 49815

SHEET NO:

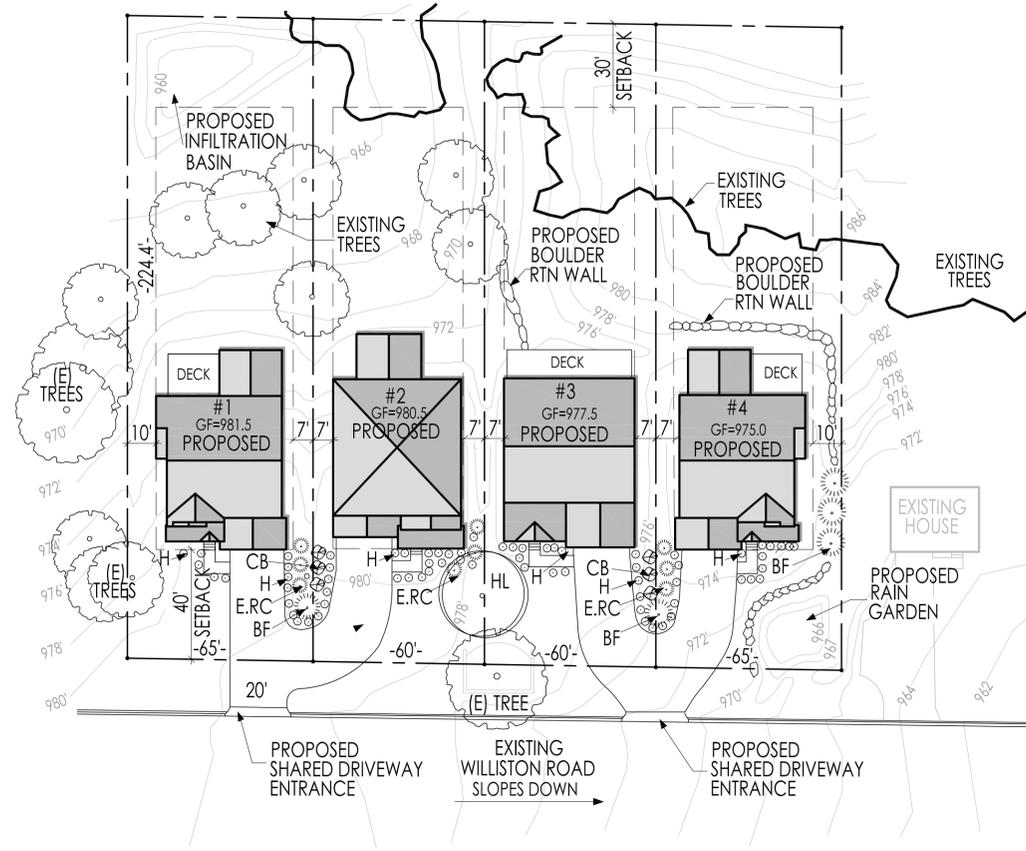
A0

Williston Woods West
5431 Williston Road
#15028.15b

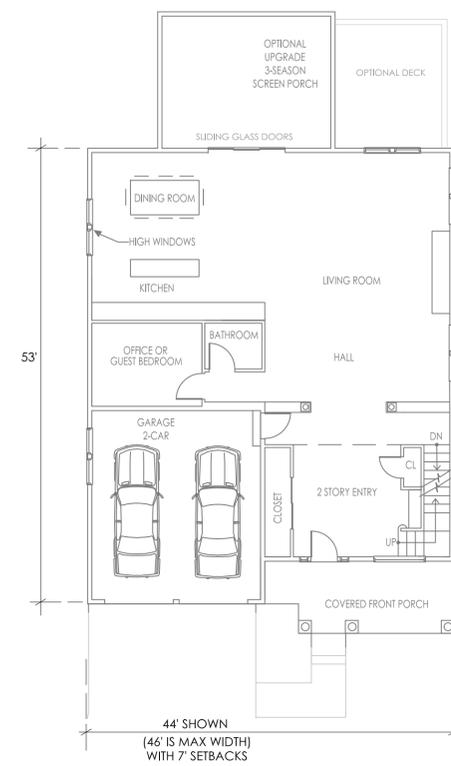
LANDSCAPE GRAPHIC REFERENCE KEY

REFERENCE NO.	GRAPHIC	NAME
HL		Honey locust <i>Gleditsia triacanthos</i> HEIGHT: 20'-30'
BF		BALSAM FIR <i>ABIES BALSAMAE</i> HEIGHT: 20' - 30'
E.RC		Eastern red cedar <i>Juniperus virginiana</i> HEIGHT: 15' - 25'
H		HYDRANGEA "ANNABELLE" HEIGHT: 1'
CB		Chicagoland Boxwood <i>Buxus x 'Glencoe'</i> HEIGHT: 2'

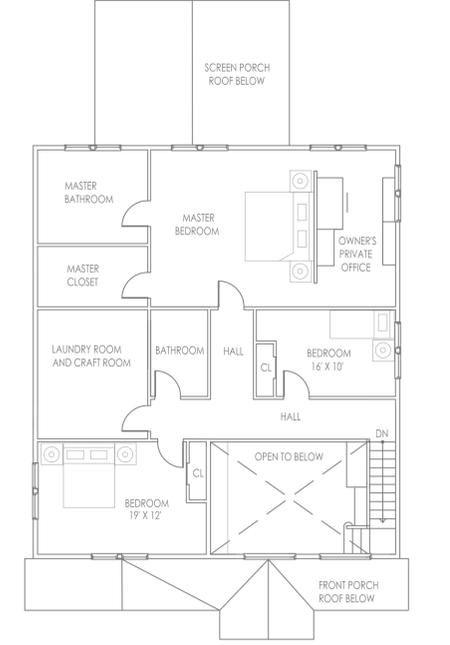
(E) TREES = EXISTING TREES
SEE CIVIL SHEETS FOR EXISTING TREE COUNT
SPECIES AND SIZES TO BE SAVED, OR REMOVED



1
A1 REFERENCE PLAN / MASTER PLAN
SCALE: 1/32" = 1'-0" when printed on 22" x 34" paper



2
A1 TYPICAL FIRST FLOOR PLAN
SCALE: 3/32"



3
A1 TYPICAL SECOND FLOOR PLAN
SCALE: 3/32"

FOUNDATION FOOTPRINT = 2,330 SQFT
FINISHED FIRST FLOOR = 1,900 SQFT
FINISHED SECOND FLOOR = 1,900 SQFT



VIEW FROM
WILLISTON ROAD

4
A1 STREET ELEVATION - HOUSES FACING WILLISTON ROAD
SCALE: 3/32" = 1'-0" when printed on 22" x 34" paper

Lake West Development
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www.WellsandCompanyArchitects.com

PROJECT TITLE:
WILLISTON WOODS
WEST
A NEW HOUSING DEVELOPMENT
MINNETONKA, MN

SHEET TITLE:
WILLISTON ROAD
STREET ELEVATIONS,
TYP HOUSE ELEVATIONS,
LANDSCAPE PLANS
AND FLOOR PLANS

PROJECT #: 01-2015
DRAWN BY: WELLS
CHECKED BY: WELLS
ISSUE: DATE:

I hereby certify that this plan
specification or report was prepared
by me or under my direct supervision
and that I am a duly registered
architect under the law of
the state of: Minnesota
signed:
William M. Wells, Architect
date: 9-14-2015 reg. no. 49815

SHEET NO:
A1

- FOR ZONING APPROVAL ONLY -



**WILLISTON WOODS WEST
MINNETONKA, MN**

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
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C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
25 NOV. 2015	PRELIMINARY PLAT	CNC
04 DEC. 2015	SHARED DRIVEWAYS	CNC
17 DEC. 2015	LANDSCAPE PLAN	CNC

PROJECT MANAGER REVIEW

BY RTS DATE 09-28-15

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CITY COMMENTS

12-04-2015



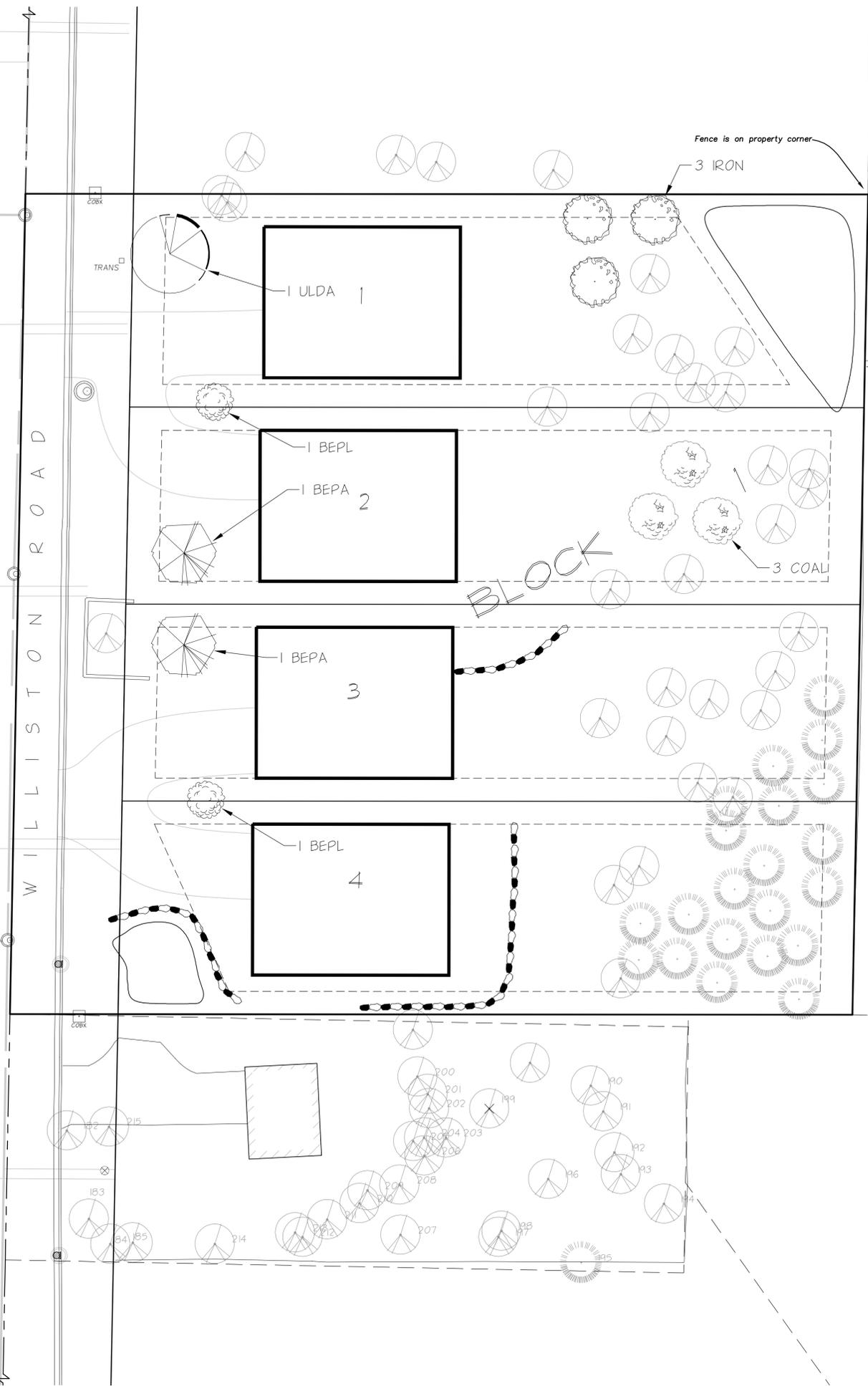
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME L201LWD15010.DWG

PROJECT NO. LWD15010

LANDSCAPE PLAN
L2.1

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
BEPA	2	BETULA PAPYRIFERA	REFLECTION BIRCH	50'H x 30'W	2" CAL.	B&B
ULDA	1	ULMUS DAVIDIANA var. JAPONICA 'DISCOVERY'	DISCOVERY ELM	45'H x 40'W	2" CAL.	B&B
OSVI	3	OSTRYA VIRGINIANA	IRONWOOD	40'H x 25'W	2" CAL.	B&B
COAL	3	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	20'H x 25'W	2" CAL.	B&B
BEPL	2	BETULA PLATPHYLLA	DAKOTA BIRCH	30'H x 8'W	2" CAL.	B&B



Ordinance No. 2016-

Ordinance rezoning the existing property at 5431 Williston Road from R-1, low density residential, to PUD, planned unit development

The City Of Minnetonka Ordains:

Section 1.

- 1.01 The property at 5431 Williston Road is hereby rezoned from R-1, low density residential, to PUD, planned unit development.
- 1.02 The property is legally described in EXHIBIT A.

Section 2.

2.01 This ordinance is based on the following findings:

1. The rezoning would provide public benefits, as:
 - a) Provision of a housing type that is desirable to the city;
 - b) A mix of land use types; and
 - c) Development that is compatible with existing, surrounding development types and intensities that are not allowed in other existing zoning districts.
2. The rezoning would be consistent with the intent of the zoning ordinance and of the comprehensive guide plan.
3. The rezoning would be consistent with the public health, safety, and welfare.

Section 3.

3.01 Approval is subject to the following conditions:

1. The site must be developed and maintained in substantial conformance with the following plans:
 - Preliminary Plat (C0.2) dated 11-25-2015
 - Demolition Plan (C1.2) dated 11-25-2015
 - Site Plan (C2.1) dated 11-25-2015
 - Grading, Drainage and Erosion Control Plan (C3.1) dated 11-25-2015
 - Stormwater Pollution Prevention Plan (C3.2) dated 11-25-2015
 - Utilities Plan (C4.1) dated 11-25-2015
 - Construction Details (C7.1 and C7.2) dated 11-25-2015
 - Tree Preservation Plan (L1.1) dated 11-25-2015
 - Site Plan and House Elevations (A0) dated 9-14-2015
 - Williston Road Street Elevations, House Elevations, Landscape Plans, and Floor Plans (A1) dated 9-14-2015

The above plans are hereby adopted as the master development plan for WILLISTON WOODS WEST.

2. Development must further comply with all conditions as outlined in City Council Resolution Nos. 2016-xx and 2016-xx, adopted by the Minnetonka City Council on January 25, 2016.

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

Section 5. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on January 25, 2016.

Terry Schneider, Mayor

Attest:

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 correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on January 25, 2016.

David E. Maeda, City Clerk

EXHIBIT A

South 250 feet of the north 456.5 feet of the west 257.31 feet of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 117, Range 22, Hennepin County, Minnesota.

Resolution No. 2016-

**Resolution approving the preliminary plat of
WILLISTON WOODS WEST at 5431 Williston Road**

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

Section 1. Background.

- 1.01 Lake West Development LLC has requested preliminary plat approval for WILLISTON WOODS WEST.
- 1.02 The property is located at 5431 Williston Road. It is legally described on Exhibit A of this resolution.
- 1.03 On January 7, 2016, the planning commission held a hearing on the proposed plat. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council grant preliminary plat approval.

Section 2. General Standards.

- 2.01 City Code §400.030 outlines general design requirements for residential subdivisions. These standards are incorporated by reference into this resolution.
- 2.02 By City Code §400.055, a variance to subdivision design requirements may be granted, but is not mandated, when the applicant meets the burden of proving that: (1) the proposed variance is reasonable use of the property; (2) the circumstances justifying the variance are unique to the property, are not caused by the landowner, are not solely for the landowners

convenience, and are not solely because of economic considerations; and (3) the variance would not alter the essential character of the neighborhood.

Section 3. Findings.

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

Section 4. Council Action.

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

1. Final plat approval is required. A final plat will not be placed on a city council agenda until a complete final plat application is received.
 - a) The following must be submitted for a final plat application to be considered complete:
 - 1) A utility exhibit illustrating existing and proposed utility connections to each lot.
 - 2) A final plat drawing that clearly illustrates the following:
 - a) A minimum 10-foot wide public drainage and utility easement adjacent to the public right-of-way and along the rear of lots to encompass the drainage path to Infiltration Basin B; minimum 7-foot wide public drainage and utility easements along all side lot lines.
 - b) Public utility easements over existing or proposed public utilities, including the infiltration basin and the raingarden, as determined by the city engineer.
 - c) Private utility easements over any existing or proposed service lines that cross shared property lines.
 - 3) Title evidence that is current within thirty days before release of the final plat for the city attorney's review and approval.

2. Prior to final plat approval:
 - a) This resolution must be recorded with Hennepin County.
 - b) The documents outlined in section 4.01(1)(a)(3) above must be approved by the city attorney.
3. Prior to release of the final plat for recording, submit the following:
 - a) Two sets of mylars for city signatures.
 - b) An electronic CAD file of the plat in microstation or DXF.
 - c) Park dedication fee of \$15,000.
4. The city must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.

Adopted by the City Council of the City of Minnetonka, Minnesota, on January 25, 2016.

Terry Schneider, Mayor

Attest:

David E. Maeda, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on January 25, 2016.

David E. Maeda, City Clerk

EXHIBIT A

South 250 feet of the north 456.5 feet of the west 257.31 feet of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 117, Range 22, Hennepin County, Minnesota.

Resolution No. 2016-

**Resolution approving final site and building plans for the
WILLISTON WOODS WEST at 5431 Williston Road**

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

Section 1. Background.

- 1.01 Lake West Development LLC has requested approval of final site and building plans for the Williston Woods West housing development.
- 1.02 The property is located at 5431 Williston Road. It is legally described on EXHIBIT A of this resolution.
- 1.03 On January 7, 2016, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the final site and building plans.

Section 2. Site and Building Plan Standards and Findings.

- 2.01 City Code §300.27, Subd. 5, outlines several standards that must be considered in the evaluation of site and building plans. Those items are incorporated by reference into this resolution.
- 2.02 The proposal would meet site and building plan standards outlined in the City Code §300.27, Subd.5.
 - 1. The proposal would result in a low density residential development consistent with the site's comprehensive guide plan designation. Further, the proposal has been reviewed by city planning, engineering, and natural resources staff and found to be generally consistent with the city's development guides, including the water

resources management plan.

2. The proposal would be consistent with zoning ordinance standards.
3. The proposal would preserve the site's natural topography and existing trees to the extent practicable. The houses are proposed to be situated on the western half of the site, which contains less slopes and trees. The applicant must provide mitigation for any tree removed that is outside the basic tree removal area.
4. The proposed housing development would result in a harmonious relationship of buildings and open space. By placing the houses near Williston Road, much of the site's open space and natural features would be preserved.
5. The proposed housing development has been designed to complement the site's existing topography, existing trees, and provide a transition land use between the commercial uses to the south and east and the single-family residential uses to the north and west.
6. As new construction, the building code would require use of energy conservation features.
7. In designing the proposed housing development, the applicant has given consideration to the site's natural resources and compatibility with neighboring properties. The result is a thoughtfully-designed housing development, which would contribute to the city's goals for providing a variety of desirable housing types.

Section 3. City Council Action.

3.01 The above-described site and building plans are hereby approved subject to the following conditions:

1. Subject to staff approval, the Williston Woods West housing development must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:
 - a) Preliminary Plat (C0.2) dated 11-25-2015
 - b) Demolition Plan (C1.2) dated 11-25-2015
 - c) Site Plan (C2.1) dated 11-25-2015
 - d) Grading, Drainage and Erosion Control Plan (C3.1) dated 11-25-2015

- e) Stormwater Pollution Prevention Plan (C3.2) dated 11-25-2015
 - f) Utilities Plan (C4.1) dated 11-25-2015
 - g) Construction Details (C7.1 and C7.2) dated 11-25-2015
 - h) Tree Preservation Plan (L1.1) dated 11-25-2015
 - i) Site Plan and House Elevations (A0) dated 9-14-2015
 - j) Williston Road Street Elevations, House Elevations, Landscape Plans, and Floor Plans (A1) dated 9-14-2015
2. A grading permit is required. Unless authorized by appropriate staff, no site work may begin until a complete grading permit application has been submitted, reviewed by staff, and approved.
- a) The following must be submitted prior to the grading permit being considered complete and issued:
 - 1) An electronic PDF copy of all required plans and specifications.
 - 2) Three full-size sets of construction drawings and project specifications.
 - 3) Final site, grading/drainage/erosion control, stormwater management, utility, landscape and tree mitigation, tree preservation, and a stormwater pollution prevention plan (SWPPP) for staff approval.
 - a. Final grading, drainage and erosion control plan must be revised to:
 1. Clearly indicate the following, specific grading limits:
 - Lot 1 - grading may not occur within 117-feet of the east lot line unless otherwise approved by city staff except as illustrated on the grading and drainage plan dated November 25, 2015, to install the drainage swale along the north property line and to install the infiltration basin. Grading machinery and equipment may access the infiltration basin area on Lot 1 only along the northern 10-feet

- of Lot 1 to minimize impacts to tree 105;
- Lot 2 - grading may not occur within 115-feet of the east lot line unless otherwise approved by city staff;
 - Lot 3 - grading may not occur within 88-feet of the east lot line unless otherwise approved by city staff; and
 - Lot 4 - grading may not occur within 83-feet of the east lot line unless otherwise approved by city staff.
2. Emergency overflow locations and elevations are required to be shown.
- b. A final stormwater management plan with more detailed information and computations must be submitted to verify that the proposed system meets the requirements of the city's Water Resources Management Plan, Appendix A.
 - c. Final utility plan must provide additional information related to:
 1. Replacement of any damaged portion of Williston Road.
 2. Traffic control plan/detour plan which is required for the sewer and water service connection within Williston Road.
 - d. A final landscape and tree mitigation must include the following:
 1. Landscaping and tree mitigation that meets the minimum requirements outlined in city code. However, at the sole discretion of natural resources staff, mitigation may be adjusted based on site conditions.

2. Incorporate a combination of overstory deciduous trees, understory trees, evergreen trees, ornamental trees, shrubs, flowers, and ground cover materials.
 3. An itemized plant material list to illustrate that the landscape value will meet city code requirement.
 4. Any deciduous trees must be planted at least 15 feet behind the edge of trail or curb and evergreen trees at least 20 feet behind the edge of trail or curb.
 5. Final seed mix to be planted in the infiltration basin and raingarden.
- 4) The following documents for review and approval of the city attorney:
- a. A stormwater maintenance agreement covering the infiltration basin and rain garden.
 - b. Private shared driveway easements between Lots 1 & 2 and Lots 3 & 4, including a non-obstruction requirement in the actual shared portion of the driveways.
- 5) Individual letters of credit or cash escrow for 125% of a bid cost or 150% of an estimated cost to construct utility and stormwater improvements, comply with grading permit, tree mitigation requirements, landscaping requirements, and to restore the site. One itemized letter of credit is permissible, if approved by staff.
- a. The city will not fully release the letters of credit or cash escrow until:
 - A final as-built survey has been submitted;
 - An electronic CAD file or certified as-built drawings for public infrastructure in

- microstation or DXF and PDF format have been submitted;
- Vegetated ground cover has been established; and
 - Required landscaping or vegetation has survived one full growing season.
- 6) 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.
 - 7) A copy of the approved MPCA NPDES and MDH permits.
 - 8) MPCA Sanitary Sewer Extension Permit is required for the additional service stub.
 - 9) Evidence of closure/capping of any existing wells, septic systems, and removal of any existing fuel oil tanks.
 - 10) All required administration and engineering fees.
 - 11) Evidence that an erosion control inspector has been hired to monitor the site through the course of grading and 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 grading and construction.
 - 12) Compliance cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document the builder and property owner will acknowledge:
 - The property will be brought into compliance within 48 hours of notification of a violation of the

construction management plan, other conditions of approval, or city code standards; and

- If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion or grading problems.
- 13) If compaction occurs within the infiltration basin or raingarden during site preparation and construction, decompaction will need to be completed by the developer prior to final grading of the site.
- b) Prior to issuance of the grading permit:
- 1) Install a temporary rock driveway, erosion control, tree protection fencing, and any other measures identified on the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
 - 2) Schedule and hold a preconstruction meeting with engineering, planning, and natural resources staff as determined by city staff.
- c) Permits may be required from other outside agencies including, Hennepin County, the Nine-Mile Creek Watershed District, and the MPCA. It is the applicant's responsibility to obtain any necessary permits.
3. Tree removal on the site may not occur until issuance of a grading permit.
4. Prior to issuance of the first building permit in the development:
- a) Submit a letter from the surveyor stating that boundary and lot stakes have been installed as required by ordinance.
 - b) The following plans must be revised to show two shared driveways rather than four individual driveways consistent with what the driveways that are shown on the site plan/typical house elevations plan (A0) and the landscape plan (L2.1).
 - Site plan (C2.1)
 - Grading, drainage and erosion control (C3.1)
 - Utilities (C4.1)

- Tree preservation plan (L1.1)

In addition, the shared driveway for Lots 1 & 2 should be adjusted to match the design of the shared driveway for Lots 3 & 4 so that a turnout is not necessary for the Lot 2 driveway. If this adjustment is not made, a turnout should be added to Lot 2's driveway.

- c) Submit proof of subdivision registration and transfer of NPDES permit.

5. Prior to issuance of any building permit:

- a) Submit a construction management plan. This plan must be in a city approved format and outline minimum site management practices and penalties for non-compliance. If the builder is the same entity doing grading work on the site, the construction management plan submitted at the time of grading permit may fulfill this requirement.

- b) Submit cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document the builder and property owner will acknowledge:

- The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and
- If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.

If the builder is the same entity doing grading work on the site, the cash escrow submitted at the time of grading permit may fulfill this requirement.

- c) Submit all required new hook-up fees and any outstanding hook-up fees.

6. All principal structures within the development are subject to the following requirements:

	Lot 1	Lot 2	Lot 3	Lot 4
Front Yard Setback	40 feet	40 feet	40 feet	40 feet
Rear Yard Setback	As defined by grading limits			
Side Yard Setback	10 feet north 7 feet south	7 feet	7 feet	10 feet south 7 feet north
FAR*	0.24	0.24	0.24	0.24

* floor area is defined as the sum of the following as measured from exterior walls: the fully exposed gross horizontal area of a building including attached garage space and enclosed porch areas and one-half the gross horizontal areas of any partially exposed level such as a walkout or lookout level. If a floor has a height in excess of 15 feet an additional floor will be assumed for every full 15 feet of interior building height.

7. All lots within the development must meet all minimum access requirements as outlined in Minnesota State Fire Code Section 503. These access requirements include road dimension, surface, and grade standards. If access requirements are not met, houses must be protected with a 13D automatic fire sprinkler system or an approved alternative system.
8. Retaining walls on the site must be engineered and constructed by the developer in conjunction with the mass grading of the site. Retaining walls should be privately owned and maintained. Encroachment agreements will be required for the retaining walls that will be located within the drainage and utility easements on Lot 1.
9. During construction, the streets must be kept free of debris and sediment.
10. Record drawings/tie cards of the new services and the existing services in relation to the new houses must be submitted to the city prior to issuance of a Certificate of Occupancy.
11. Individual property owners are responsible for replacing any required landscaping that dies.
12. This approval will expire on December 31, 2017.

Adopted by the City Council of the City of Minnetonka, Minnesota, on January 25, 2016.

Terry Schneider, Mayor

Attest:

David E. Maeda, City Clerk

Action on this Resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on January 25, 2016.

David E. Maeda, City Clerk

EXHIBIT A

South 250 feet of the north 456.5 feet of the west 257.31 feet of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 117, Range 22, Hennepin County, Minnesota.