



CITY OF
MINNETONKA

CITY OF MINNETONKA
PLANNING COMMISSION
FEB. 13, 2020

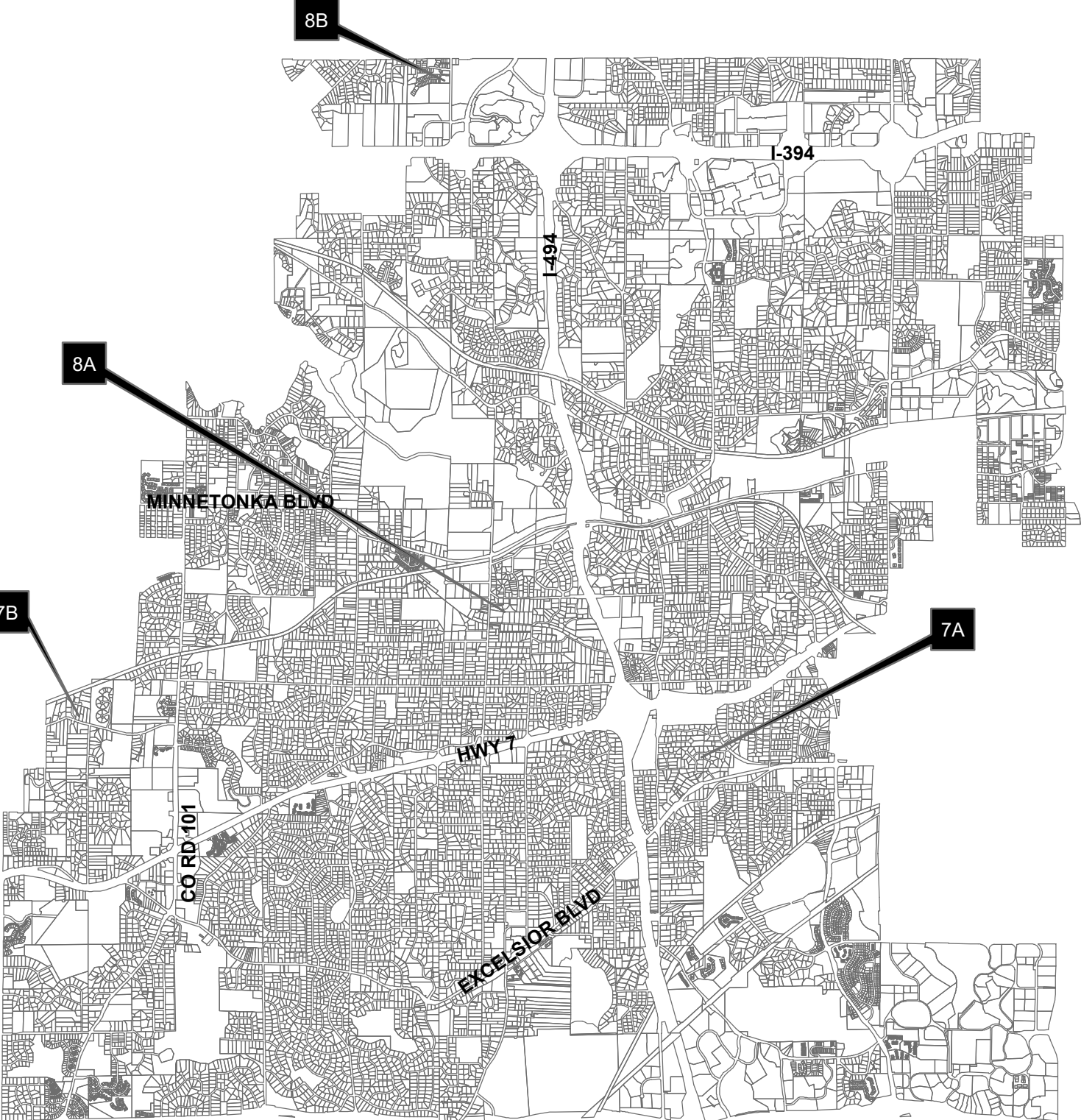
14600 Minnetonka Blvd. • Minnetonka, MN 55345
(952) 939-8200 • Fax (952) 939-8244
minnetonkamn.gov

8B

8A

7B

7A





Planning Commission Agenda

Feb. 13, 2020 – 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:** Jan. 30, 2020
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda**
 - A. Rear yard setback variance for an addition to the home at 12825 Greenwood Trail.
Recommendation: Adopt the resolution approving the variance (5 votes)
 - Final Decision, subject to appeal
 - Project Planner: Susan Thomas
 - B. Conditional use permit for an existing accessory apartment at 18508 Ridgewood Road.
Recommendation: Recommend the city council approve the permit (4 votes)
 - Recommendation to City Council (Feb. 24, 2020)
 - Project Planner: Ashley Cauley
- 8. Public Hearings: Non-Consent Agenda Items**
 - A. Items concerning STRANDBERG EAST AND WEST at 14616 Woodhaven Road.
Recommend the city council approve the proposal (4 votes)

Planning Commission Agenda

Feb. 13, 2020

Page 2

- Recommendation to City Council (Feb. 24, 2020)
- Project Planner: Ashley Cauley

B. Items concerning LEGACY OAKS 5th ADDITION at 15425 Oakcroft Place.

Recommend the city council approve the proposal (4 votes)

- Recommendation to City Council (Feb. 24, 2020)
- Project Planner: Susan Thomas

9. Adjournment

Planning Commission Agenda

Feb. 13, 2020

Page 3

Notices

1. Please call the planning division at (952) 939-8290 to confirm meeting dates as they are tentative and subject to change.
2. There following applications are tentatively schedule for the March. 5, 2020 agenda.

Project Description	Untiedt's Garden Market, interim use permit
Project Address	17555 Hwy 7
Assigned Staff	Susan Thomas
Ward Councilmember	Kissy Coakley, Ward 4

Project Description	Spirit Care Homes, licensed care facility
Project Address	3727 Shady Oak Road
Assigned Staff	Drew Ingvalson
Ward Councilmember	Brian Kirk, Ward 1

Project Description	Fretham 29 th Addition, 2-lot subdivision
Project Address	16856 Sherwood Road
Assigned Staff	Susan Thomas
Ward Councilmember	Kissy Coakley

Project Description	Appeals Ordinance
Project Address	N/A
Assigned Staff	Susan Thomas
Ward Councilmember	city wide

Minnetonka Planning Commission Meeting
Feb. 13, 2020

Agenda Item 4

Previous Meeting Minutes

**Unapproved
Minnetonka Planning Commission
Minutes**

Jan. 30, 2020

1. Call to Order

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

2. Roll Call

Commissioners Hanson, Luke, Powers, and Sewall were present. Henry was absent.

Staff members present: City Planner Loren Gordon and Senior Planner Ashley Cauley.

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

4. Approval of Minutes: Jan. 16, 2020

Powers moved, second by Luke, to approve the Jan. 16, 2020 meeting minutes as submitted.

Hanson, Luke, Powers, and Sewell voted yes. Henry was absent. Motion carried.

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of Jan. 27, 2020:

- Adopted a resolution approving a preliminary plat for the Moore subdivision located on Beacon Hill Road.
- Reviewed a report on creating place-making guidelines for the Opus area. A preview is available on the city's website: minnetonkamn.gov.

Gordon announced that:

- A neighborhood meeting is scheduled to be held Feb. 8, 2020 at the Mills Church to discuss housing options for the site.
- The next planning commission meeting is scheduled to be held Feb. 13, 2020. Two new commissioners will join the commission at that meeting.

6. Report from Planning Commission Members

Powers noted that the new sign located near the Original Pancake House that identifies Target and other businesses looks very nice.

Sewall stated that the State of the City address will take place Feb. 5, 2020 from 7:30 a.m. to 9:30 a.m.

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion or separate action.

Luke moved, second by Hanson, to approve the item listed on the consent agenda as recommended in the staff report as follows:

A. Minor amendment to the existing master development plan for 10985 Red Circle Drive.

Adopt the resolution approving a minor amendment to the existing master development plan for the property at 10985 Red Circle Drive.

Hanson, Luke, Powers, and Sewell voted yes. Henry was absent. Motion carried and the item on the consent agenda was approved as submitted.

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

8. Public Hearings

A. Site plan review for a parking lot expansion at 301 Carlson Pkwy.

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

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

Vicki Vandell, Loucks and Associates Associate Engineer, representing Medica, the applicant, stated that she was available for questions.

In response to Luke's question, Cauley answered that the additional parking area would be used by consultants during healthcare enrollment periods and by contractors working on the building. Ms. Vandell added that employees may also utilize the parking area.

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

Powers felt that the proposed location would be the best spot on the site to add additional parking. He supports staff's recommendation.

Powers moved, second by Hanson, to adopt the resolution approving the site plan for a parking lot expansion at 301 Carlson Pkwy.

Hanson, Luke, Powers, and Sewell voted yes. Henry was absent. Motion carried.

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

9. Adjournment

Luke moved, second by Hanson, to adjourn the meeting at 6:52 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting
Feb. 13, 2020

Agenda Item 7

Public Hearing: Consent Agenda

MINNETONKA PLANNING COMMISSION
Feb. 13, 2020

Brief Description	Rear yard setback variance for an addition at 12825 Greenwood Trail
Recommendation	Adopt the resolution approving the variance

Background

The subject property was created in 1966 as part of the GREENWOOD HILLS subdivision. A home was built on the lot the following year.



1967



2018

Proposal

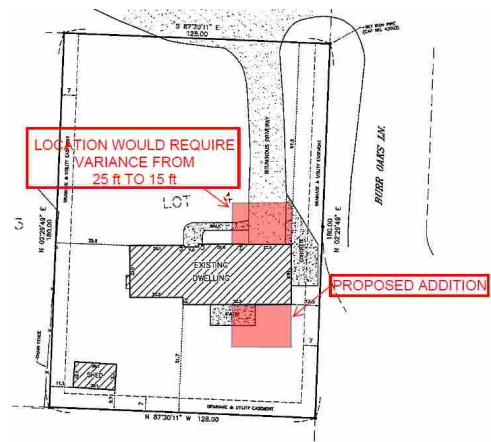
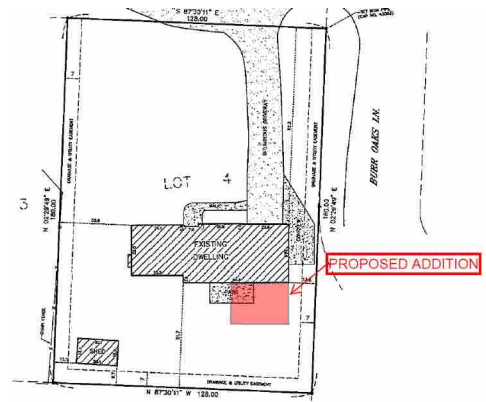
The property owners, Brian and Sarah Heijerman, are proposing to construct a 24-foot by 24-foot addition to the rear of the existing home. The addition would be comprised of tandem garage space – behind the existing garage – and mudroom and bathroom area.

The addition requires a rear yard setback variance from 36 feet to 31 feet.

Staff Analysis

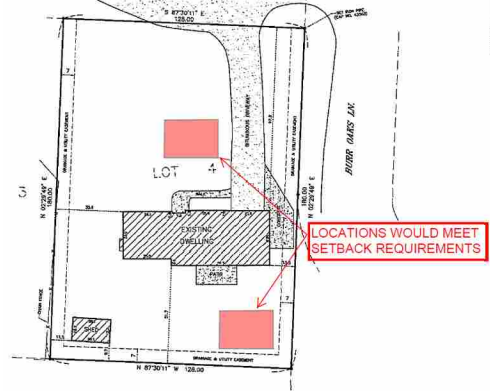
The applicants' proposal meets the variance standard as outlined in the city code.

- **Reasonableness.** The location of the proposed addition is reasonable, as:
 - ✓ A functional garage addition meeting side yard setback requirements would have to be located to the north or south of the existing garage. Both locations would require a variance; the proposed southerly location



requires a rear yard setback variance, while a northerly location would require a setback variance from the Burr Oaks Lane right-of-way to the east.

- ✓ A less desirable and less functional detached garage of the same size could be constructed in front of the house or within 10 feet of the rear property line without variances.
- **Unique Circumstance:** The existing home is located 100 feet from the front property line, well in excess of the required 35-foot setback. This is a unique circumstance not common to all similarly zoned properties.
- **Neighborhood Character:** The proposed addition would not negatively impact the residential character of the surrounding area. It would be buffered from offsite views by existing vegetation and would be separated from the closest residential structure by roughly 80 feet.



Staff Recommendation

Adopt the resolution approving a rear yard setback variance for an addition at 12825 Greenwood Trail.

Originator: Susan Thomas, AICP, Assistant City Planner
Through: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Properties

	North	South	East	West
Use	Single-family Homes	Single-family Homes	Single-family Homes	Single-family Homes
Zoning	R-1	R-1	R-1	R-1
Guide Plan Designation	Low-density	Low-density	Low-density	Low-density

Subject Property

	Existing	Proposed
Use	single-family home	No change
Zoning	R-1	
Guide Plan Designation	mixed-use	

Variance Standard

The variance standard outlined in City Code §300.07 reflects the standard outlined in Minnesota Statute §462.357 Subd.6. A city can approve a variance only when it finds all of the following:

1. The variance is consistent with the comprehensive plan;
2. The variance is in harmony with the general purposes and intent of the ordinance; and
3. There are practical difficulties in complying with the ordinance. Practical difficulties means: “that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality.”

McMansion Policy

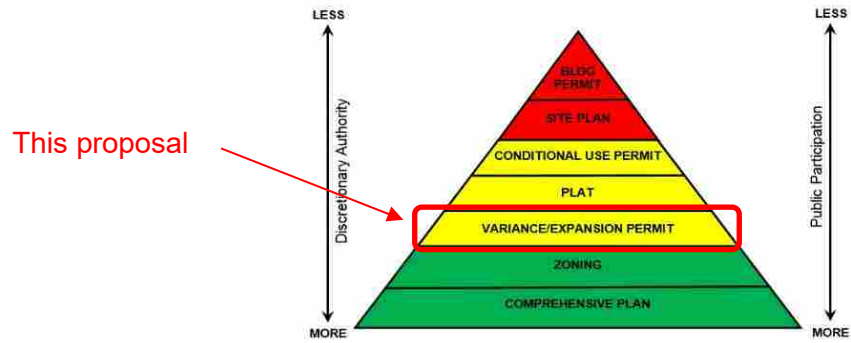
The city’s McMansion policy regulates the floor area ratio (FAR) on properties when either the property or the home on the property requires a variance. The policy restricts FAR on such properties/homes to no more than the highest FAR within 400 feet of the subject property and within 1,000 feet along the same roadway.

With the proposed addition, the property would have an FAR of 0.16. This is well under the largest 0.31 FAR in the area.

Neighborhood Comments

The city sent notices to 42 area property owners and received no comments to date.

Pyramid of Discretion



Motion Options

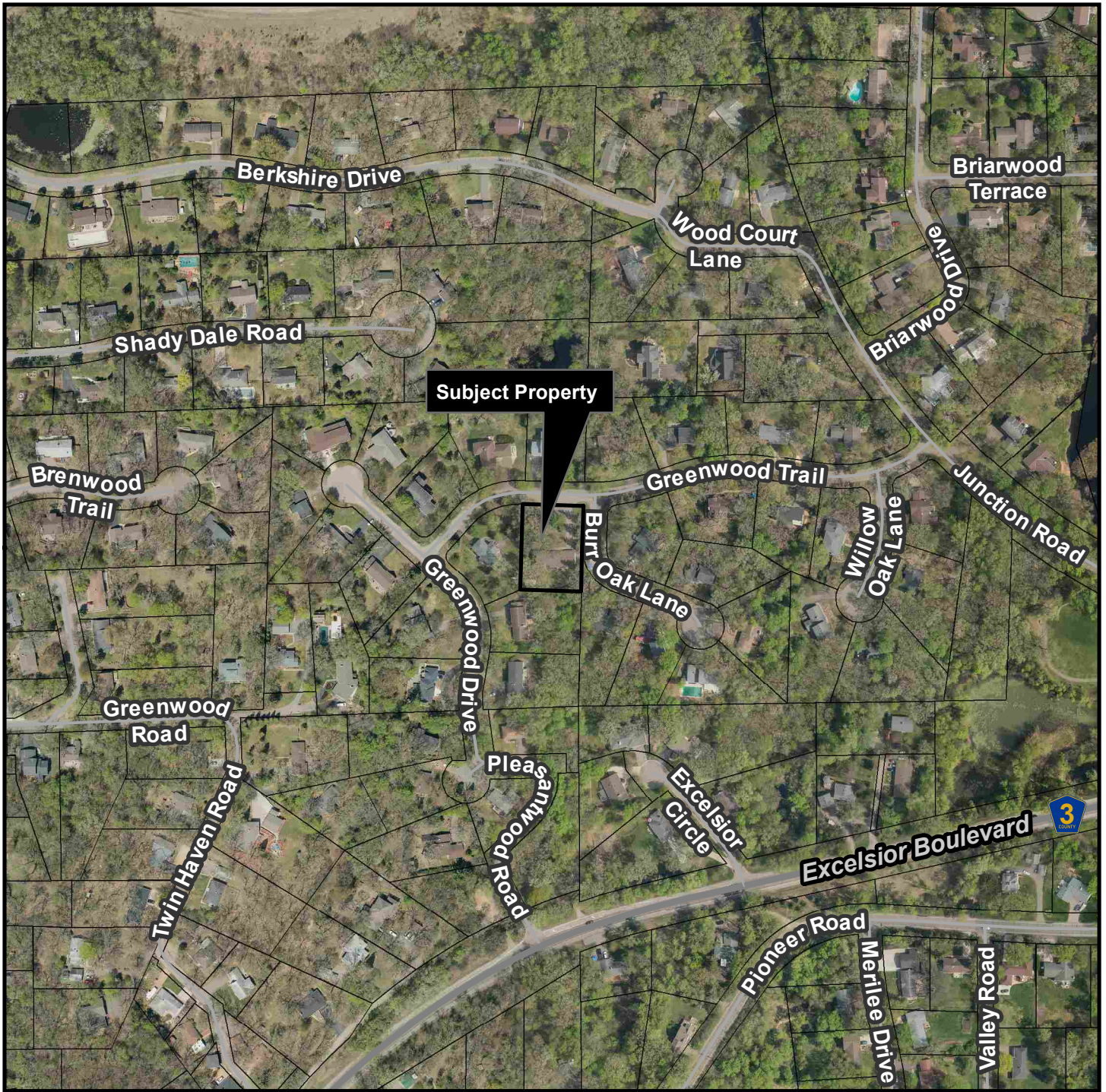
The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made to adopt the resolution approving the request.
2. Disagree with staff's recommendation. In this case, a motion should be made denying the request. This motion must include a statement as to why the request is denied.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Voting and Appeals

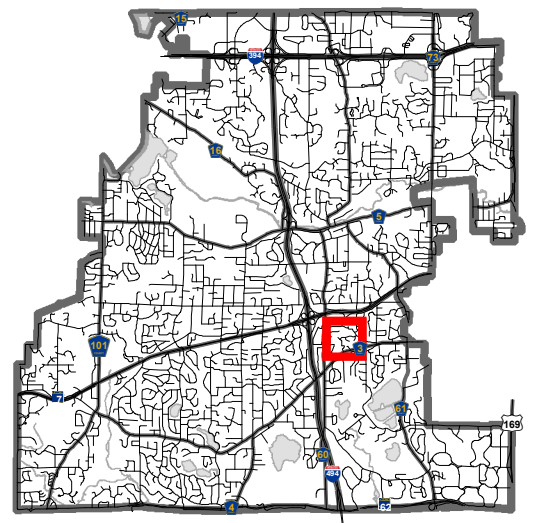
Approval requires the affirmative vote of five commissioners. Any person aggrieved by the planning commission's decision about the requested variances may appeal such decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.

Deadline for Decision May 4, 2020



Location Map

Project: Heijerman Residence
Address: 12825 Greenwood Trail



Heijerman
12825 Greenwood Trail
Minnetonka, MN 55343

Subject: Written Statement

My wife and I, as permanent residents of the above address, are requesting a variance to the rear setback requirement for an upcoming home renovation/addition. The current required setback is 36 feet. We are requesting a variance for an additional 5 feet to allow us to build a 20ft x 28ft addition.

The addition would allow us to add on to the garage and create a workshop in the back. It will also allow us to add a main floor mudroom. We currently enter the home through the kitchen from the garage, where there is no place to store shoes, jackets, backpacks, etc. The addition of a mudroom would aid our growing family (currently a 1 year old daughter) with the space needed.

In addition to the mudroom, we would like to move our downstairs laundry to the main level. This is not only convenient and desirable right now, but also as we get older. My wife and I anticipate living in our home for decades to come. We love the area, friendly neighbors and growing population of younger children/families in the nearby.

Lastly, we would like to add a small main floor bathroom as part of the addition. Our home currently does not have a main floor bathroom. The main floor bathroom will be in a convenient and accessible location in the home, as we spend a fair amount of time outside in the yard.

We appreciate your time and look forward to our upcoming home renovation/expansion.

Brian, Sarah and Hannah Heijerman

LEGAL DESCRIPTION:

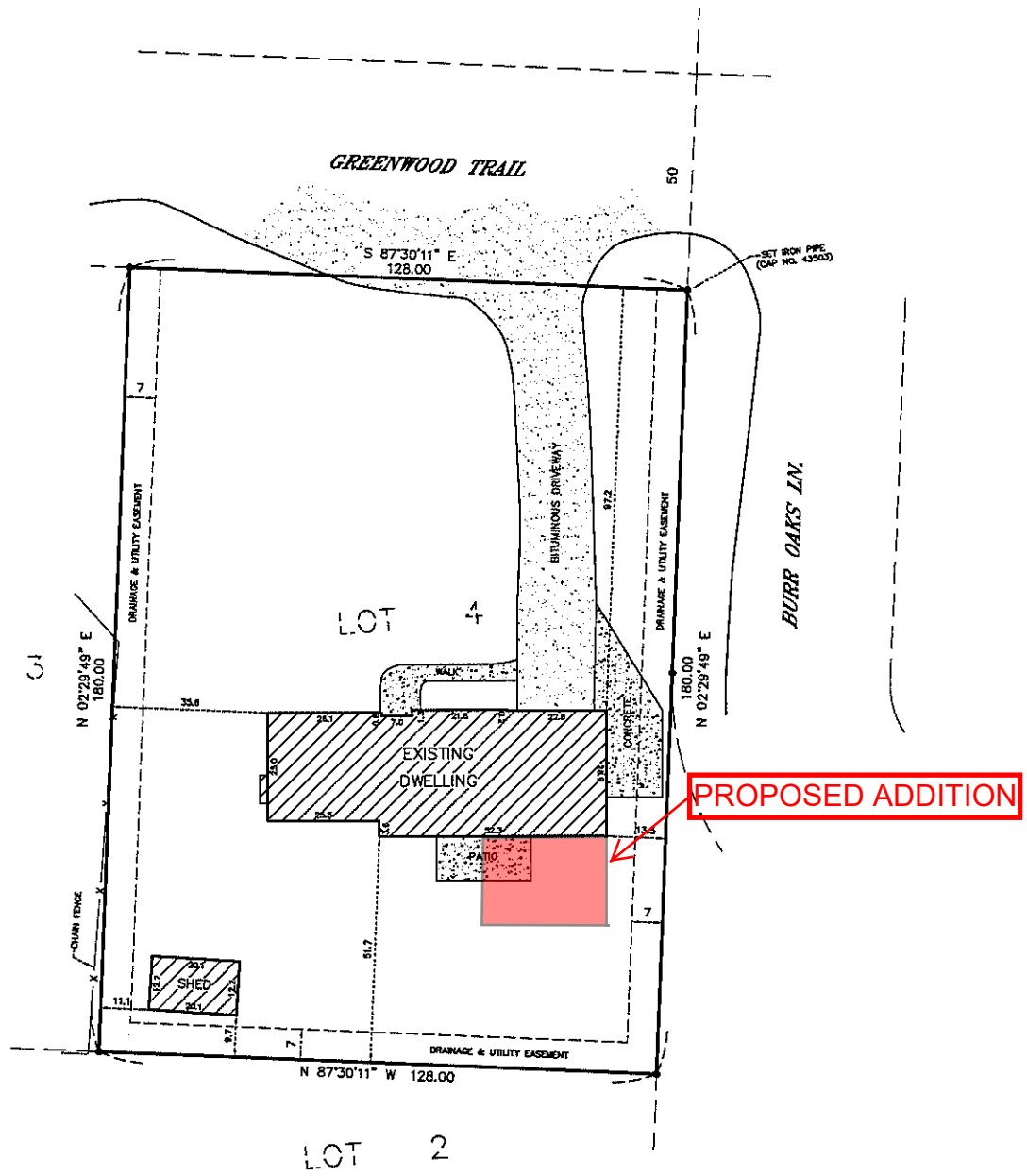
Lot 4, Block 2, Greenwood Hills, Minnetonka, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Existing building dimensions and setbacks measured to outside of siding or stucco.
5. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, found, unless otherwise noted.

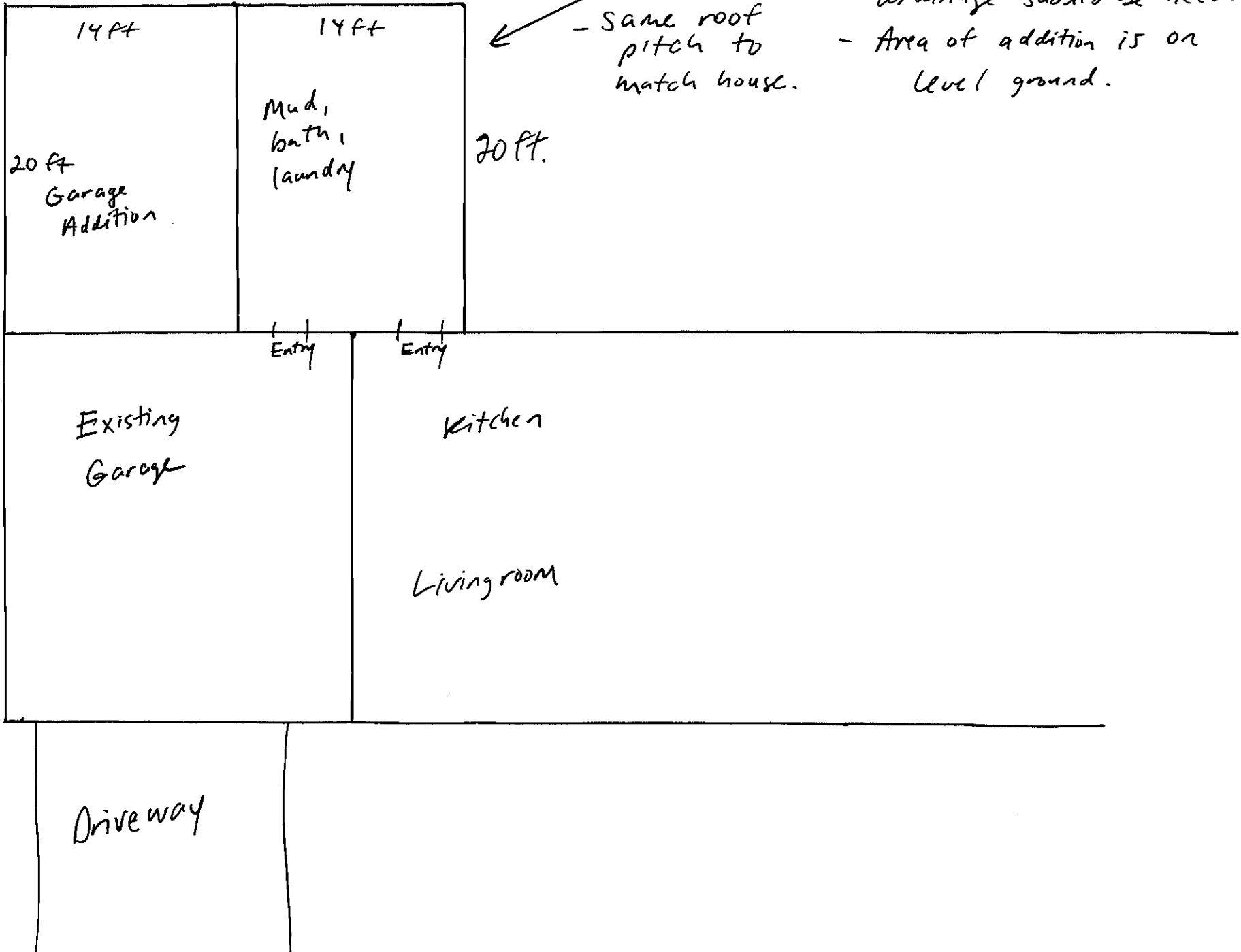


DATE	REVISION DESCRIPTION	DWG ORIENTATION	SCALE	CLIENT/JOB ADDRESS	ADVANCE SURVEYING & ENGINEERING CO. INFORMATION	DATE SURVEYED:	SHEET TITLE	SHEET NO.
				<p>BRIAN HEIJERMAN 12825 GREENWOOD TRAIL MINNETONKA, MN</p>	<p>Advance Surveying & Engineering, Co. 17317 Highway No. 7 Minnetonka, Minnesota 55345 Phone (952) 474-7884 Web: www.advance.com</p>	DECEMBER 16, 2019	EXISTING SURVEY	S1
							DECEMBER 17, 2019	
							SHEET SIZE: 17 X 22	
							DRAWING NUMBER	
							191848 WP	

Floor Plan

Single-story

28 ft



- addition . - no grading or additional drainage should be needed.
- Same roof pitch to match house.
 - Area of addition is on level ground.

Planning Commission Resolution No. 2020-

**Resolution approving a rear yard setback variance
for an addition at 12825 Greenwood Trail**

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

Section 1. Background.

1.01 The subject property is located at 12825 Greenwood Trail. It is legally described as:

Lot 4, Block 2, GREENWOOD HILLS, Hennepin County, Minnesota

1.02 Property owners Brian and Sarah Heijerman are proposing to construct a 20-foot by 28-foot addition to the rear of the existing home on the property. The addition would be comprised of tandem garage space – behind the existing garage – and mudroom and bathroom area.

1.03 City Code §300.10 Subd.5(d) requires a rear yard setback of 36-foot. The proposed addition would have a 31-foot setback. A variance is necessary.

1.04 Minnesota Statute §462.357 Subd.6 and City Code §300.07 authorizes the Planning Commission to grant variances.

Section 2. Standards.

2.01 By City Code §300.07 Subd.1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties means: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. Findings.

3.01 The proposal meets the variance standard outlined in City Code §300.07 Subd. 1(a):

1. Purpose and Intent of the Ordinance: The purpose of the rear yard setback requirement is to afford private yard space, maintaining an appropriate separation between principal structures. The proposal would meet this intent, as the addition would be separated from the closest neighboring home by roughly 80 feet.
2. Consistent with Comprehensive Plan: One of the guiding principles of the comprehensive guide plan is the maintenance, preservation, and enhancement of existing single-family neighborhoods. The requested variance would not impact the residential character of the neighborhood. Rather, it provides an investment in the property to enhance its use and visual aesthetics.
3. Practical Difficulties. There are practical difficulties in complying with the setback requirement.
 - a) Reasonable Use: The location of the proposed addition is reasonable, as:
 - 1) A functional garage addition meeting side yard setback requirements would have to be located to the north or south of the existing garage. Both locations would require a variance; the proposed southerly location requires a rear yard setback variance, while a northerly location would require a setback variance from the Burr Oaks Lane right-of-way to the east.
 - 2) A less desirable and less functional detached garage of the same size could constructed in front of the house or within 10 feet of the rear property line without variances.
 - b) Unique Circumstance: The existing home is located 100 feet from the front property line, well in excess of the required 35-foot setback. This is a unique circumstance not common to all similarly zoned properties.
 - c) Neighborhood Character: The proposed addition would not negatively impact the residential character of the surrounding area. It would be buffered from offsite views by existing vegetation and would be separate from the closest residential structure by roughly 80 feet.

Section 4. Planning Commission Action.

4.01 The planning commission approves the above-described variance based on the findings outlined in Section 3 of this resolution. Approval is subject to the following conditions:

1. Subject to staff approval, the property must be developed in substantial conformance with the plans included in the Feb. 13, 2020 staff report,

except as modified by conditions below.

2. Prior to issuance of a building permit:
 - a) This resolution must be recorded with Hennepin County.
 - b) Submit a revised survey with the addition illustrated by a licensed surveyor.
 - c) Install a temporary erosion control and tree protection fencing for staff inspection. These items must be maintained throughout the course of construction.
3. The proposed addition must complement the style of the existing home as approved by city staff.
4. This approval will end on Dec. 31, 2021, unless the city has issued a building permit for the project covered by this resolution or has approved a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Feb. 13, 2020.

Josh Sewall, Chairperson

Attest:

Fiona Golden, Deputy 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 Planning Commission of the City of Minnetonka, Minnesota, at a meeting held on Feb. 13, 2020.

Fiona Golden, Deputy City Clerk

MINNETONKA PLANNING COMMISSION
Feb. 13, 2020

Brief Description Conditional use permit for an existing accessory apartment at 18508 Ridgewood Road

Recommendation Recommend the city council approve the request

Background

In 2006, the property owner submitted several permits in order to construct an addition onto the existing home at 18508 Ridgewood Road. The two-story addition included a laundry/mudroom and a new garage on the main level, with an accessory apartment above. While a conditional use permit should have been required at the time, the permits were issued without one and the addition was constructed. Staff became aware of the apartment during a recent conversation with the property owner and recommended they consider obtaining a conditional use permit to avoid any future land use related issues.

Proposal

The property owner has submitted a request for a conditional use permit to continue the use of the existing accessory apartment. The apartment is 880 square feet in size. The apartment also has access to 175 square feet of storage, access and “future expansion” area. For the purposes of this report, the total apartment size is 1,055 square feet.

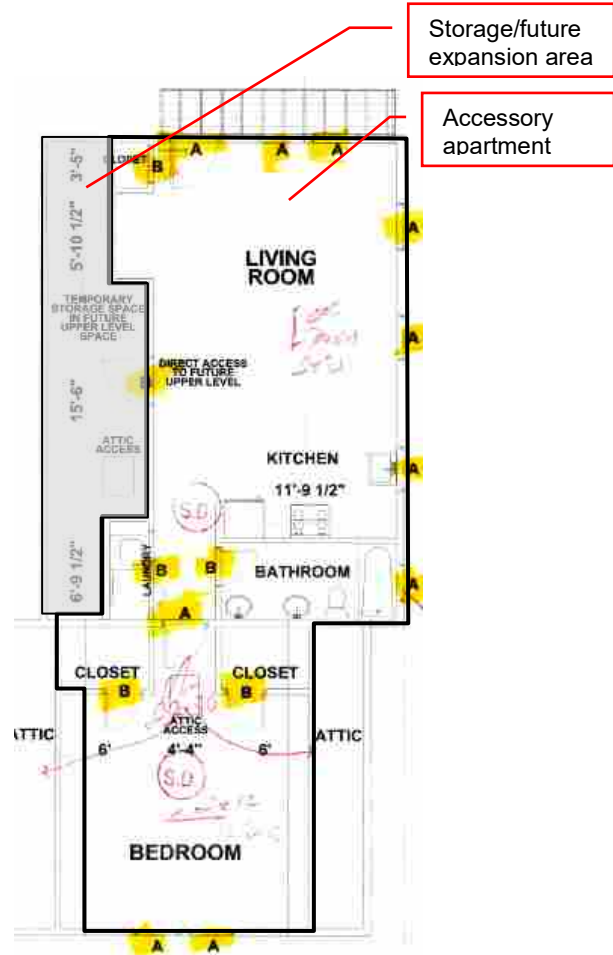
The apartment has access via an exterior stairwell on the north (rear) side of the home and a stairwell constructed within the “future expansion” area.

Staff Analysis

Staff finds the request reasonable for the following reasons:

1. The property owner responsibly applied for and received all the necessary building permits for the creation of the accessory apartment. The permit plans indicated that the upper floor would be for an accessory apartment. It would be unreasonable to require the disuse of the existing apartment.

2. It is unlikely that the apartment has had a negative impact on the character of the surrounding area. The apartment has existed for 13 years and the city has not received any complaints regarding the building or use.



3. By city code, the size of the accessory apartment can be up to 35 percent of the gross living area of the house or 950 square feet, whichever is smaller. However, the city code does allow the city council to approve larger sizes when it is found that the additional size would not substantially impact the surrounding neighborhood. While the apartment size of 1,055 square feet is larger than the 950 square feet allowed by city code, it is only 14 percent of the gross living area of the home. Staff finds that the larger size is reasonable given that the apartment is existing and has not appeared to have impacted the surrounding neighborhood.

Staff Recommendation

Recommend that the city council adopt the resolution approving an existing accessory apartment at 18508 Ridgewood Road.

Originator: Ashley Cauley, Senior Planner
Through: Loren Gordon, AICP, City Planner

Supporting Information

Project No.	20003.20a
Property	18508 Ridgewood Road
Applicant	Michael A. Thompson, property owner
Surrounding Land Uses	Surrounding properties are single family residential properties, zoned and guided for low density residential.
Planning	Guide Plan designation: low density residential Zoning: R-1
CUP Standards	<p>The proposal would meet the general conditional use permit standards as outlined in City Code §300.16 Subd.2:</p> <ol style="list-style-type: none">1. The use is consistent with the intent of this ordinance;2. The use is consistent with the goals, policies and objectives of the comprehensive plan;3. The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements; and4. The use does not have an undue adverse impact on the public health, safety or welfare. <p>The proposal would meet the general conditional use permit standards as outlined in City Code §300.16 Subd.3(d):</p> <ol style="list-style-type: none">1. To be created on property zoned for single family detached dwellings and no more than one apartment to be created in any dwelling; <p>Finding: The property is zoned R-1 and only one accessory apartment exists on the property.</p> <ol style="list-style-type: none">2. Structure in which an accessory apartment is created to be owner-occupied, with the owner residing in either unit on a continuous basis except for temporary absences throughout the period in which the permit is valid; <p>Finding: The property owner currently, and plans to continue to, reside in the main living unit. Nonetheless, this has been included as a condition of approval.</p>

3. Adequate off-street parking to be provided for both units of housing with such parking to be in a garage, carport, or on a paved area specifically intended for that purpose but not within a required turnaround;

Finding: The existing house has a three-stall garage. Additional parking is available within the existing driveway.

4. May be created by the conversion of living space within the house but not be conversion of garage space unless space is available for a two-car garage on the lot without the need for a variance;

Finding: The apartment was created within an addition and not through the conversion of living or garage space.

5. An accessory apartment must be no more than 35 percent of the gross living area of the house or 950 square feet, whichever is smaller. The gross living area includes the accessory apartment. The city council may approve a larger area where the additional size would not substantially impact the surrounding neighborhood.

Finding: Since 2006, the property owner submitted another series of permits to remodel and construct additional additions onto the existing house. Currently, the house has a gross living area of 7,775 square feet. The apartment and the attached storage area is 1,055 square feet, or 14 percent of the gross living area. While this is above what the ordinance would allow, the council is allowed to approve larger sizes when it would not substantially alter the character of the surrounding neighborhood. Staff finds that the larger size is reasonable as the apartment has not appeared to have any negative impact on the surrounding neighborhood. The city has not received a complaint in the 13 years the apartment has existed.

6. Exterior changes to the house must not substantially alter the single family character of the structure;

Finding: The apartment has been reasonably integrated into the existing home. No exterior appearance of the apartment is apparent from adjacent rights-of-way.

7. No apartment to be created except in compliance with all applicable building, housing, electrical, plumbing, heating and related codes of the city;

Finding: A permit was issued for the apartment in 2006. This indicates that the apartment would have met code requirements.

8. To be permitted only where it is demonstrated that the accessory unit will not have undue adverse impact on adjacent properties

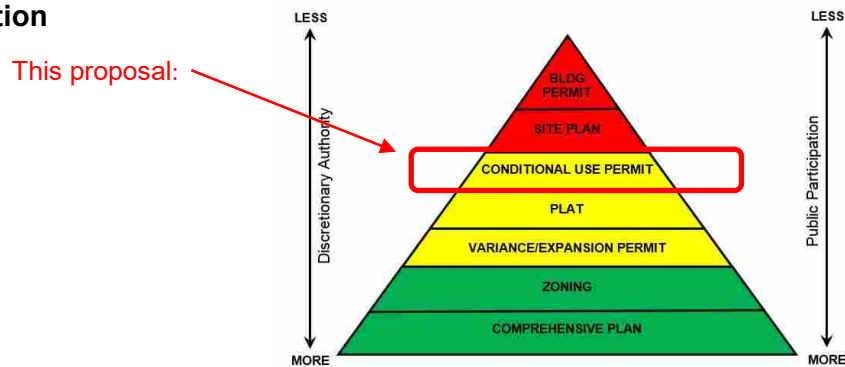
and where there will not be a substantial alteration of the character of the neighborhood: and

Finding: Given that the city has not received any complaints regarding the existing apartment, staff finds that it has not had an undue adverse impact on adjacent properties or substantially altered the character of the neighborhood.

9. All other provisions of this ordinance relating to single family dwelling units to be met, unless specifically amended by this subdivision.

Finding: This finding has been met.

Pyramid of Discretion



Voting Requirement

The planning commission will make a recommendation to the city council. A recommendation for approval requires an affirmative vote of a simple majority. The city council's approval requires an affirmative vote of five members, due to the parking variance.

Motion Options

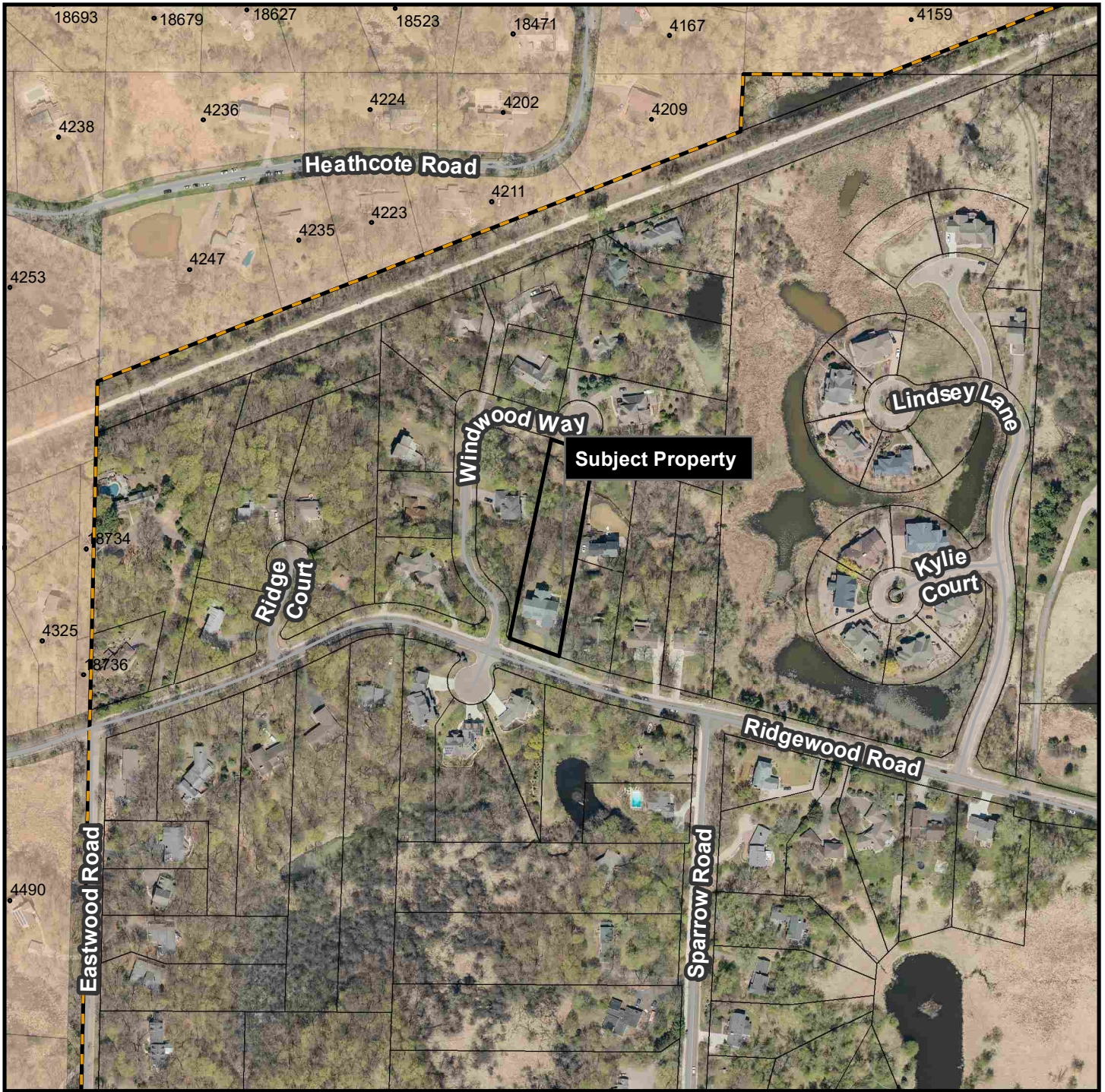
The planning commission has three options:

1. Concur with staff's recommendation. In this case, a motion should be made recommending the city council adopt the resolution approving the request.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the request. This motion must include a statement as to why denial is recommended.
3. Table the requests. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Neighborhood Comments

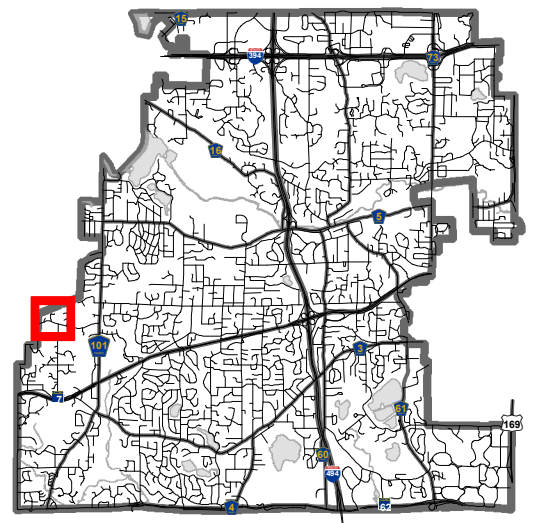
The city sent notices to 30 area property owners and received no comments.

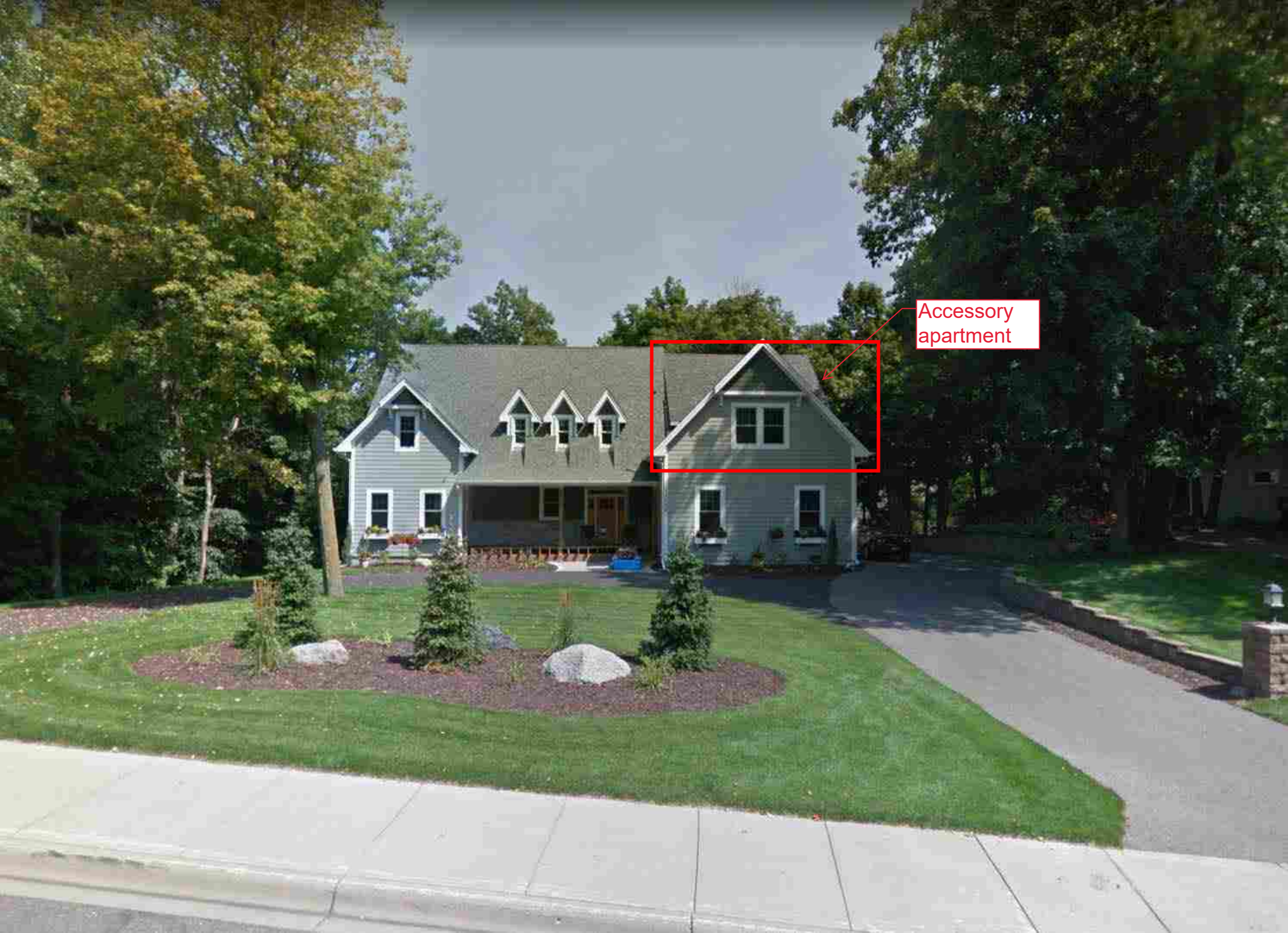
**Deadline for
Decision** May 20, 2020



Location Map

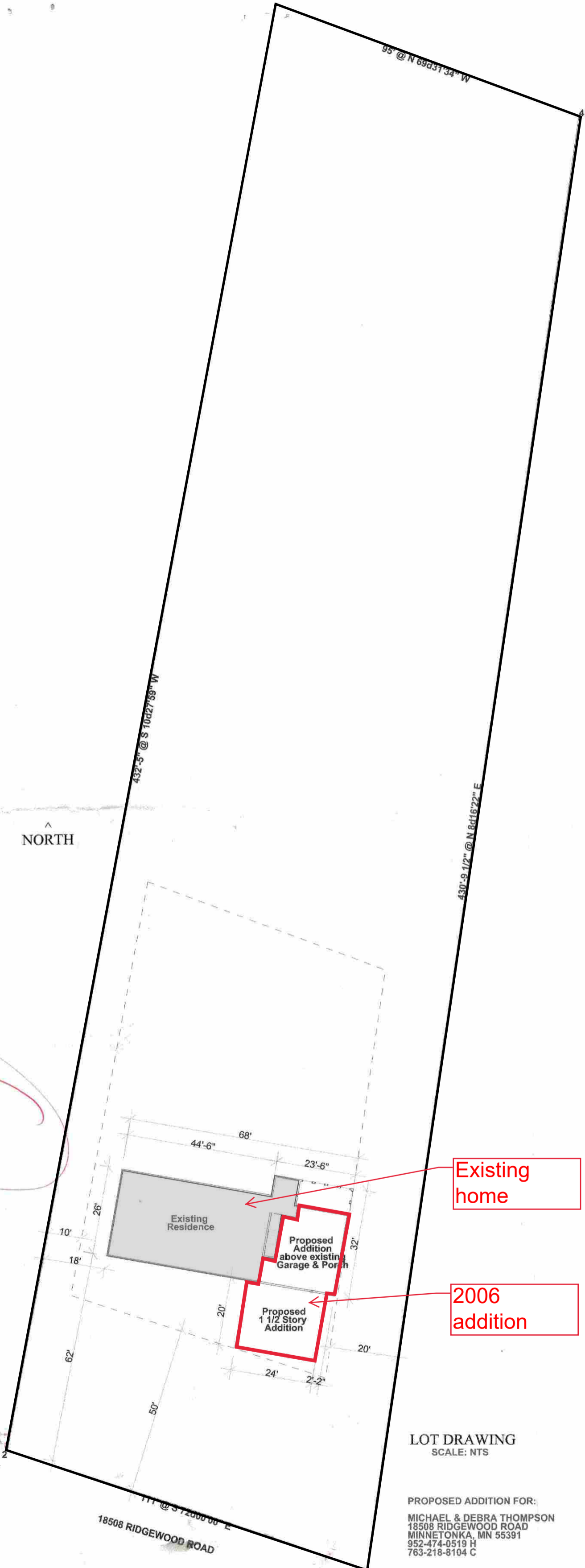
Project: Thompson Residence
Address: 18508 Ridgewood Rd





Accessory
apartment

NORTH



Existing home

2006 addition

LOT DRAWING
SCALE: NTS

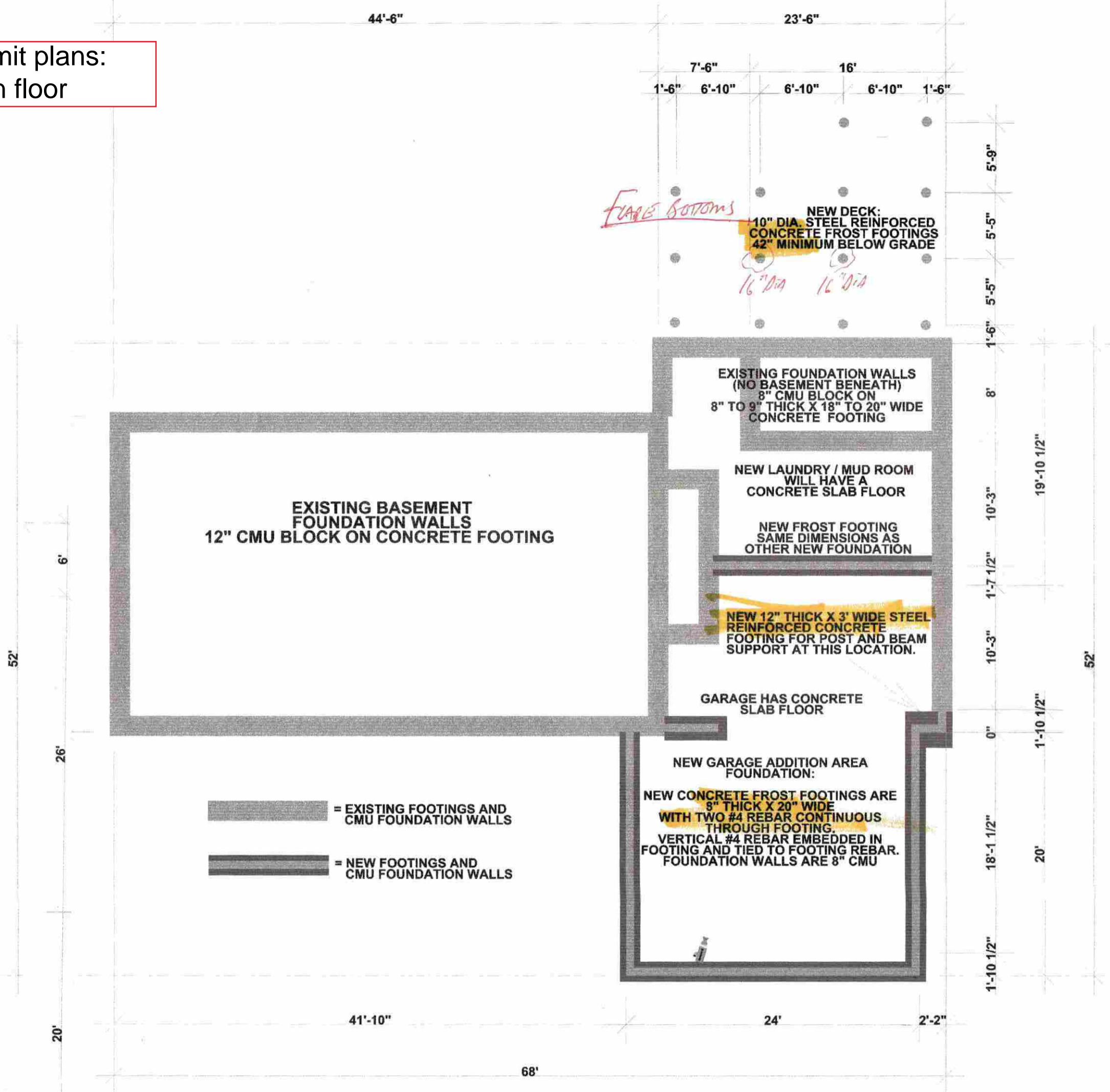
PROPOSED ADDITION FOR:
MICHAEL & DEBRA THOMPSON
18508 RIDGEWOOD ROAD
MINNETONKA, MN 55391
952-474-0519 H
763-218-8104 C

Handwritten signature/initials in a red circle.

CITY OF MINNETONKA
BUILDING PERMIT PLAN REVIEW
 INSPECTOR *Barry Klesoff*
 DATE 7-7-2006 PERMIT NO. 156387
 APPROVED AS SUBMITTED
 APPROVED WITH CORRECTIONS AS NOTED
 NOT APPROVED-CORRECT & RESUBMIT
 384-062

These comments are for your information. All work shall be done in full compliance with all applicable, building & zoning code requirements including items not specifically noted in this review.
 KEEP THIS PLAN SET IN THE OFFICE AT ALL TIMES

Permit plans:
main floor



PROPOSED ADDITION FOR:
MICHAEL & DEBRA THOMPSON
18508 RIDGEWOOD ROAD
MINNETONKA, MN 55391
952-474-0519 H
763-218-8104 C

FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

Permit plans:
second floor

HEADER & BEAM SCHEDULE FOR SECOND FLOOR:

- A = DOUBLE 2 X 6 OR 4 X 6 HEADER
- B = DOUBLE 2 X 4 OR 4 X 4 HEADER

FLOOR FRAMING FOR SECOND FLOOR:

BCI JOISTS #6500s 1.8
11 7/8" TALL, 16" O.C.
ALL SPANS ARE 20' OR LESS

3/4" OSB T&G FLOOR SHEATHING
GLUED AND SCREWED TO JOISTS

JOISTS AT CANTILEVERED BALCONY
ARE 2 X 10 PRESURE TREATED 16" O.C.
WITH A RATIO OF BACKSPAN TO
CANTILEVER SPAN OF 3:1

ROOF FRAMING OVER NEW BEDROOM:
HAND FRAMED 2 X 12, 16" O.C.

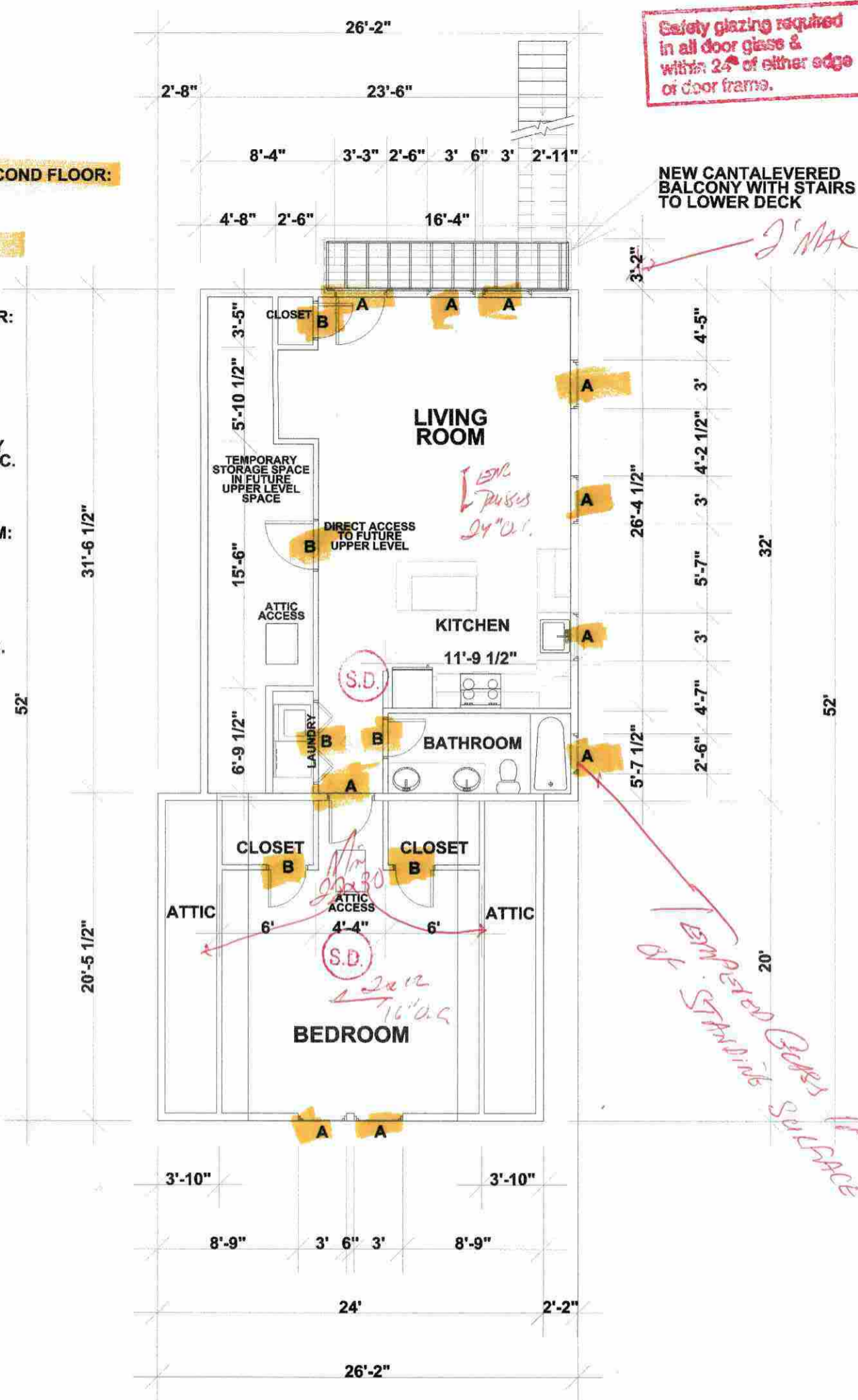
ROOF FRAMING OVER REMAINDER
OF SECOND FLOOR:
ENGINEERED ROOF TRUSSES 24" O.C.

*2' Max
without Eng.*

Safety glazing required
in all door glass &
within 24" of either edge
of door frame.

NEW CANTILEVERED
BALCONY WITH STAIRS
TO LOWER DECK

2' Max w/o Eng.



- EMERGENCY ESCAPE**
IRC R310
- Basements with habitable space and every sleeping room shall have at least one window with all the following items:
- Still height not more than 44" above the floor.
 - Not less than 5.7 sq.ft. of openable area.
 - Not less than 24" openable height.
 - Not less than 20" opening width.
- Option: Grade floor openings shall have a minimum clear opening of 5 sq. ft.

PROVIDE SOLID BLOCKING TO FOUNDATION @ ALL BEARING POINTS FOR POSTS SUPPORTING MICROLAMS, GIRDER TRUSSES, HEADERS, ETC.

PROPOSED ADDITION FOR:
MICHAEL & DEBRA THOMPSON
18508 RIDGEWOOD ROAD
MINNETONKA, MN 55391
952-474-0519 H
763-218-8104 C

**SECOND FLOOR PLAN
ACCESSORY APARTMENT**
SCALE: 1/8" = 1'-0"

FINISHED AREA OF
ACCESSORY APARTMENT
875 SQ. FT.

**CAULK AND FLASH ALL EXTERIOR
OPENINGS AND HORIZONTAL TRIM
KICK-OUT FLASH PER CODE SECT. R703.8**



PROPOSED ADDITION FOR:
MICHAEL & DEBRA THOMPSON
18508 RIDGEWOOD ROAD
MINNETONKA, MN 55391
952-474-0519 H
763-218-8104 C

FRONT ELEVATION
(SOUTH SIDE)
SCALE: 1/8" = 1'-0"

Resolution No. 2020-

**Resolution approving a conditional use permit for an existing accessory apartment at
18508 Ridgewood Road**

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

Section 1. Background.

1.01 The subject property is located at 18508 Ridgewood Road. It is legally described as:

Lot 20, Block 0, Auditor's Subdivision No. 299, Hennepin County, Minnesota.

COMMENCING AT A POINT IN SOUTHERLY LINE OF LOT 20 DISTANCE 111 FEET SOUTHEASTERLY FROM SOUTHWESTERLY CORNER THEREOF THENCE NORTHWESTERLY TO SAID SOUTHWESTERLY CORNER THENCE NORTHERLY ALONG WESTERLY LINE OF SAID LOT A DISTANCE OF 430 FEET THENCE EASTERLY 95 FEET ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE EASTERLY LINE OF SAID LOT AT A POINT 430 FEET NORTHERLY FROM SOUTHEASTERLY CORNER THEREOF THENCE SOUTHERLY TO BEGINNING

1.02 In 2006, the property owner submitted several permits in order to construct an addition onto the existing home. The two-story addition included a laundry/mudroom and a new garage on the main level, with an accessory apartment above. While a conditional use permit should have been required, the permits were issued without one and the addition was constructed.

1.03 The property owner, Michael Thompson, has requested a conditional use permit for the existing accessory apartment.

1.04 On Feb. 13, 2020 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 permit.

Section 2. Standards.

2.01 City Code §300.16 Subd. 2 outlines the general standards that must be met for

granting a conditional use permit. These standards are incorporated into this resolution by reference.

2.02 City Code §300.16 Subd. 3(d) outlines the following specific standards that must be met for granting a conditional use permit for such facilities:

1. To be created on property zoned for single family detached dwellings and no more than one apartment to be created in any dwelling;
2. Structure in which an accessory apartment is created to be owner-occupied, with the owner residing in either unit on a continuous basis except for temporary absences throughout the period in which the permit is valid;
3. Adequate off-street parking to be provided for both units of housing with such parking to be in a garage, carport, or on a paved area specifically intended for that purpose but not within a required turnaround;
4. May be created by the conversion of living space within the house but not be conversion of garage space unless space is available for a two car garage on the lot without the need for a variance;
5. An accessory apartment must be no more than 35 percent of the gross living area of the house or 950 square feet, whichever is smaller. The gross living area includes the accessory apartment. The city council may approve a larger area where the additional size would not substantially impact the surrounding neighborhood.
6. Exterior changes to the house must not substantially alter the single family character of the structure;
7. No apartment to be created except in compliance with all applicable building, housing, electrical, plumbing, heating and related codes of the city;
8. To be permitted only where it is demonstrated that the accessory unit will not have undue adverse impact on adjacent properties and where there will not be a substantial alteration of the character of the neighborhood:
and
9. All other provisions of this ordinance relating to single family dwelling units to be met, unless specifically amended by this subdivision.

Section 3. Findings.

3.01 The proposal meets the general conditional use permit standards outlined in City Code §300.16 Subd.2.

3.02 The proposal meets the specific conditional use permit standards outlined in City

Code 300.16 Subd.3(a).

1. The property is zoned R-1 and only one accessory apartment exists on the property.
2. The property owner currently, and plans to continue to, reside in the main living unit. Nonetheless, this has been included as a condition of this resolution.
3. The existing house has a three-stall garage. Additional parking is available within the existing driveway.
4. The apartment was created within an addition and not through the conversion of living or garage space.
5. Since 2006, the property owner submitted another series of permits to remodel and construct additional additions onto the existing house. Currently, the house has a gross living area of 7,775 square feet. The apartment and the attached storage area is 1,055 square feet, or 14 percent of the gross living area. While this is above what the ordinance would allow, the council is allowed to approve larger sizes when it would not substantially alter the character of the surrounding neighborhood. The larger size is reasonable as the apartment has not appeared to have any negative impact on the surrounding neighborhood. The city has not received any complaints in the 13 years the apartment has existed.
6. The apartment has been reasonably integrated into the existing home. No exterior appearance of the apartment is apparent from adjacent rights-of-way.
7. A permit was issued for the apartment in 2006. This indicates that the apartment would have met code requirements.
8. Given that the city has not received any complaints regarding the existing apartment, staff finds that it has not had an undue adverse impact on adjacent properties or substantially altered the character of the neighborhood.

Section 4. City Council Action.

4.01 The above-described conditional use permit is approved, subject to the following conditions:

1. This resolution must be recorded with Hennepin County.
2. The property owner must reside in one of the units, on a continuous basis except for temporary absences throughout the period during which the permit is valid.

3. The city council may reasonably add or revise conditions to address any future unforeseen problems.
4. Any change to the approved use that results in a significant increase in a significant change in character would require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Feb. 24, 2020.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Feb. 24, 2020.

Becky Koosman, City Clerk

Minnetonka Planning Commission Meeting
Feb. 13, 2020

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
Feb. 13, 2020

Brief Description

Items concerning STRANDBERG EAST AND WEST at 14616 Woodhaven Road:

- Preliminary plat, with a wetland buffer variance; and
- A floodplain alteration permit for the construction of a new home.

Recommendation

Recommend the city council approve the proposal

Introduction

Jason Strandberg and Kyle Ogren are proposing to divide the existing property at 14616 Woodhaven Road into two, single-family lots. The existing home would remain and a new home would be constructed on the easterly lot.

Proposal Summary

The following is intended to summarize the applicant’s proposal:

• **Existing site conditions.**

The 1.6 acre site is located east of Williston Road on Woodhaven Road. The roughly 2,000 square foot existing home, originally constructed in 1944, pre-dates the city’s first zoning and subdivision ordinances.

Topography. The property slopes downward from the northern – or rear – property line towards the front property line. Staff evaluated the slope to determine if the city’s “steep slope” regulations would apply.¹ While the slope is “steep enough”, it is not “wide enough” to be regulated as a “steep slope.”

Trees. Roughly, 0.6 acres of a nine acre Mesic Oak Forest, a

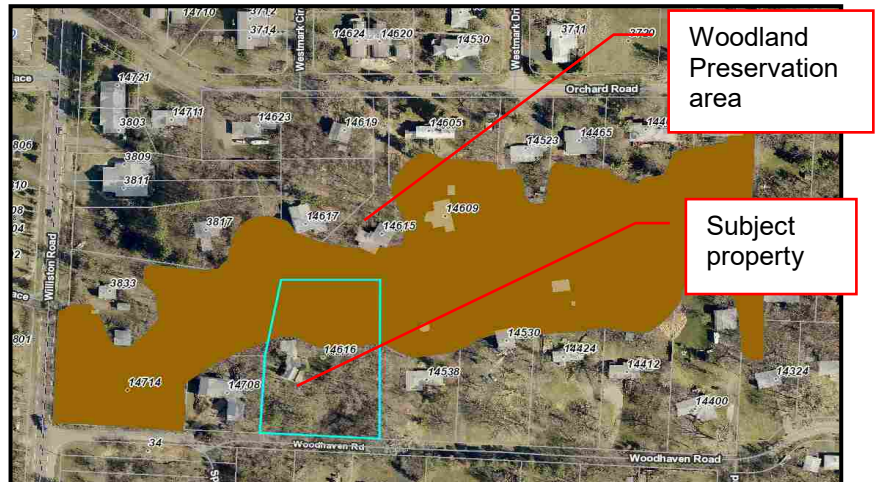


Figure 1: Woodland preservation area

¹ By city code, a “steep slope” is a slope that as an average grade of 20 percent or more, that covers an area at least 100 feet in width (side to side), and that rises at least 25 feet above the toe of the slope.

woodland preservation area, extends onto the northern third of the property.²

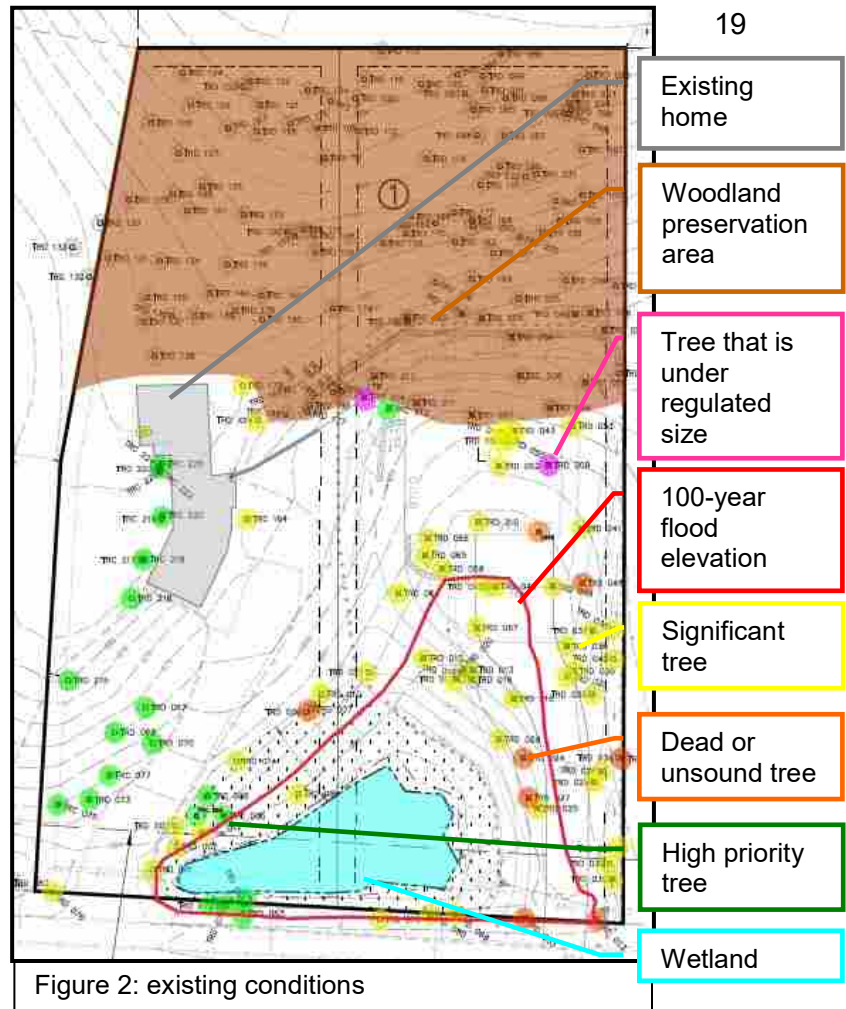
In addition to the woodland preservation area, there are high-priority trees³ and 49 significant trees⁴ onsite. A majority of the high priority trees (shown in green in the image to the right) exist on the western side of the property near the existing home.

Per the city's tree protection ordinance, a subdivision cannot result in the removal of:

- More than 25 percent of the woodland preservation area on the subject property; or
- More than 35 percent of the site's high priority trees.

Wetland. A Manage 2 wetland (shown in cyan in the image to the right) is located along the south – or front – property line. This classification of wetland requires a 16.5 foot buffer and a 20 foot setback from the edge of the wetland. The existing driveway has a nonconforming wetland setback.

Floodplain. The 100-year floodplain (shown in red in Figure 2) is 962.0 feet.



² City Code defines a “woodland reservation area” defined as a remnant woodland ecosystem that is roughly two acres in size regardless of property lines. There are seven ecosystems recognized by the city.

³ City code defines a “high priority tree” as a tree that is not located within a woodland preservation area but is still important to the site and the neighborhood character, that is structurally sound and healthy, and that meets at least one of the following standards:

- a. a deciduous tree that is at least 15 inches dbh, except ash, box elders, elm species, poplar species, willow, silver maple, black locust, amur maple, fruit tree species, mulberry and Norway maple.
- b. a coniferous tree that is at least 20 feet in height, except a Colorado spruce that is not in a buffer as described in (c); or
- c. a tree that is in a group of deciduous trees that are at least eight inches dbh or coniferous trees that are at least 15 feet in height, that provide a buffer or screening along an adjacent public street, and that are within 50 feet of an arterial roadway and 35 feet of a minor collector, local, or private street and a trail. The distance will be measured from the edge of the pavement or curb of the road, street or trail.

⁴ City code defines a “significant” tree as a tree that is structurally sound and healthy and that is either a deciduous tree at least eight inches dbh or a coniferous tree that is at least 15 feet in height.

- **Proposed lots.**

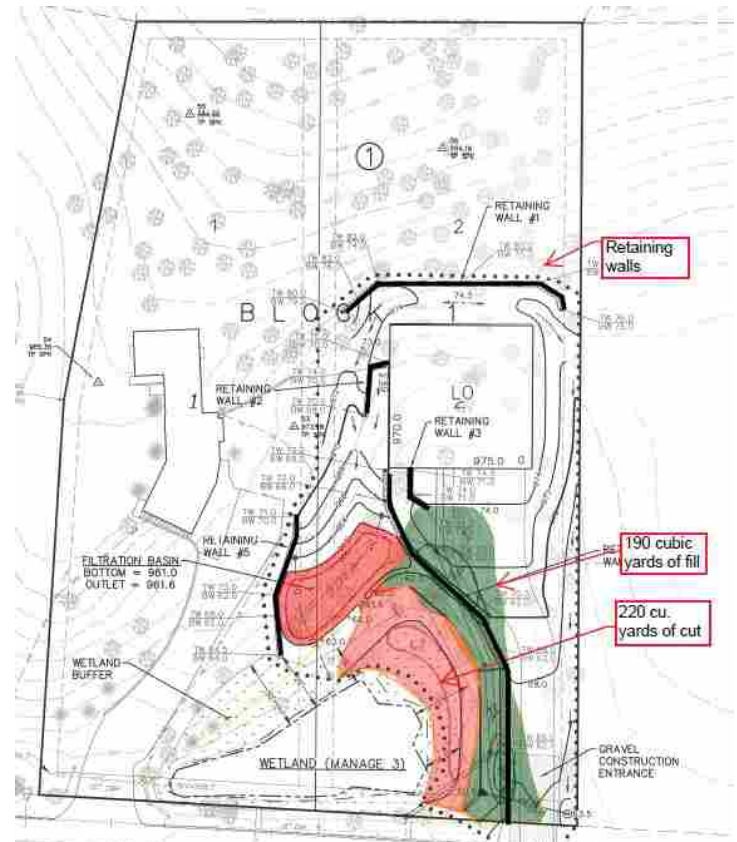
The applicant is proposing to divide the property into two lots. The existing home and driveway would remain on the westerly lot and a new home would be constructed on the easterly lot. Both homes would have access onto Woodhaven Road. The proposal includes a request for: (1) preliminary plat, with wetland buffer variance for the existing driveway; and (2) floodplain alteration permit.

- **Site impacts.**

Grading and floodplain alteration. Grading, floodplain alteration and retaining walls are proposed to accommodate the new home and driveway. Generally, runoff would be directed around the new home towards the wetland and a catch basin. Retaining walls range in height from six inches to eight feet are proposed to stabilize the existing site and to assist in the preparation of a building pad.

As proposed, roughly 190 cubic yards of floodplain fill would occur primarily to allow the construction of a driveway (shown in green in the image to the right). To ensure no net fill of the floodplain, roughly 220 cubic yards of mitigation – or “cut” – is proposed (shown in red in the image to the right).

Tree removal. The subdivision would remove one high priority tree and 17 percent of the site’s woodland preservation area.



Staff Analysis

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

- **Is the proposed plat appropriate?**

Yes. The proposed lots would meet all minimum size and dimensional standards outlined in city code.

	Required	Lot 1	Lot 2
Lot area	22,000 square feet	33,424 square feet	36,665 square feet
Buildable area	3,500 square feet	17,760 square feet*	20,585 square feet*

Lot width at ROW	80 feet	116 feet	110 feet
Lot width at setback	110 feet	114 feet	110 feet
Lot depth	125 feet	328 feet	666 feet

* rounded to the nearest five square feet

- **Is the requested floodplain alteration permit reasonable?**

Generally yes. City code outlines the general and specific standards to be considered when reviewing floodplain alteration requests.⁵ All of the standards and staff’s findings are included in the “Supporting Information” section of this report. The proposed floodplain alteration would comply with all but one of the standards. By code, where floodplain alteration is required for the construction of a driveway, the driveway must be no wider than 12 feet and must be located to minimize impact to the floodplain. The proposed plans suggest that the new driveway would be wider than the allowed width. As a condition of approval, the driveway width must be reduced to no more than 12 feet. Additionally, staff has identified opportunities that may further reduce impact to the floodplain. These opportunities include the extension of the existing driveway to provide access to the new home or shifting the new driveway further east on the property. Staff has included another condition of approval requiring the applicant to work with staff to further explore these opportunities.

- **Would the proposal meet tree protection ordinance standards?**

Yes. Under the city’s tree protection ordinance, up to 25 percent of the property’s woodland preservation area and up to six high priority trees may be removed. The general grading plan suggests that removal/impact would be far less than the allowed by code.

	Removal allowed by ordinance	Existing	Removed ⁶
Woodland preservation area	Up to 25 percent	0.6 acres	0.10 acres; 17 percent
High priority trees	Up to 35 percent	19 trees	One tree; 5 percent
Significant trees	n/a	49 trees	38 trees; 78 percent

- **Is the requested wetland buffer variance for the existing driveway reasonable?**

Yes. Wetland buffers are beneficial. They protect the edge of a wetland from erosion while filtering sediment, chemicals and other nutrients from runoff that drains into wetlands. The city requires a conservation easement over wetland buffer areas when a property redevelops to ensure that native vegetation is established and maintained. The requested variance would reduce the required wetland buffer width from 16.5 feet to nine

⁵ City Code §300.24, Subd. 9

⁶ By city code, a tree is considered removed if 30 percent or more of the critical root zone of the tree is compacted, cut, filled, or paved.

feet in the area of the existing driveway.⁷ Staff finds that the request to reduce the buffer width requirement is more reasonable than requiring the relocation of the existing driveway, which would result in a significant increase in site impact and tree loss.

Staff Recommendation

Recommend that the city council adopt the following for the property at 14616 Woodhaven Road:

1. Resolution approving the preliminary plat of STRANDBERG EAST AND WEST, with a wetland buffer variance; and
2. Resolution approving a floodplain alteration permit for the construction of a new home with the STRANDBERG EAST AND WEST plat.

Originator: Ashley Cauley, Senior Planner

Through: Loren Gordon, AICP, City Planner

⁷ While a variance to the wetland buffer is required, a wetland setback variance is not required as the existing driveway already has a nonconforming wetland setback. A variance to the wetland buffer is required as prior to redevelopment; the establishment of a buffer would not have been previously required.

Supporting Information

Surrounding Land Uses	The property is surrounded by single family homes, zoned R-1, and guided for low density residential.
Planning	Guide Plan designation: low-density residential Zoning: R-1
Easement vacation	The preliminary plat suggests that existing easements will be vacated. While the city would not require the vacation of these easements nor has the city received a formal request to do so, it is likely the vacation request will accompany the final plat application.
Stormwater	Under the city's stormwater rule, stormwater management would be required given the site's proximity to a wetland. An individual management plan would be required and reviewed in conjunction with building permit application for the new home.
Floodplain alteration Standards	<p><u>General standards</u> In reviewing floodplain alteration, the city will consider whether the following general standards are met:</p> <ol style="list-style-type: none">1) The magnitude of the alteration is appropriate relative to the size of the floodplain district;2) The amount of increase in the buildable area before floodplain;3) The alteration will not negatively impact the hydrology of the floodplain;4) Floodplain mitigation area will not negatively impact adjacent properties;5) The alteration will meet the intent of the city's water resources management plan and subdivision and zoning ordinances;6) The alteration will not adversely impact governmental facilities, utilities, services or existing or proposed public improvements; and7) The alteration will not have an undue impact on the public health, safety or welfare. <p><u>Specific standards:</u> Notwithstanding the general standards, no alteration permit will be granted unless the specific standards are met:</p> <ol style="list-style-type: none">1) Water storage must be maintained and provided in an amount at least equal to that filled unless acceptable hydrologic engineering data has been presented and approved by the city engineer

including conditions that have changed such that the floodplain characteristics will be maintained even with the proposed floodplain fill;

Finding: The city's engineering department has reviewed the proposal and finds it to be acceptable. The proposal would not result in a net fill of the floodplain. In fact, the proposal would result in a slight increase in storage capacity.

- 2) Floodplain fill must be located no more than 20 feet away from any existing or proposed structure, except where required by the city engineer to achieve a required evacuation route.

Finding: The floodplain fill is located within 20 feet of the proposed house and driveway. City code defines a structure as anything placed, poured, constructed, or erected, the use of which requires location on the ground, or attachment to something having a location on the ground.

- 3) Where floodplain alteration is required for the construction of a driveway, the driveway must be no wider than 12 feet and must be located to minimize impact to the floodplain.

Finding: The plans currently suggest that the new driveway would exceed 12 feet in width. A condition of approval has been included in the resolution to reduce the width of the driveway and to work with staff to further reduce floodplain impact by shifting the new driveway location.

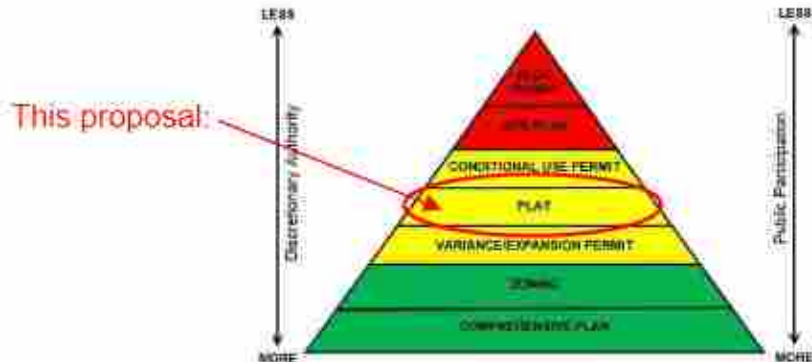
- 4) Floodplain alteration, including the creation of compensatory water storage, must not result in removal of regulated trees, adversely impact wetlands or existing wetland buffers, or be located within public easements. The city council may waive this condition if the proposed alteration would improve existing site conditions.

Finding: The alteration would result in the removal of significant, but not high priority trees, and occur within a wetland buffer. However, staff is comfortable with the proposed alteration as the location is less impactful than other possible areas on the property. Additionally, required mitigation for the removed trees would likely result in a significantly improved buffer area overall.

Natural Resources

Best management practices must be followed during the course of site preparation and construction activities. This would include installation and maintenance of a temporary rock driveway, erosion control, and tree protection fencing. As a condition of approval, the applicant must submit a construction management plan detailing these management practices.

Pyramid of Discretion



Voting Requirement The planning commission will make a recommendation to the city council. A recommendation requires a majority vote.

Motion options The planning commission has three options:

1. Concur with staff's recommendation. In this case, a motion should be made recommending the city council adopt the resolutions approving the plat, with variance, and alteration.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the requested plat, with variance, and alteration. This motion should include a statement as to why denial is recommended.
3. Table the request. In this case a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant or both.

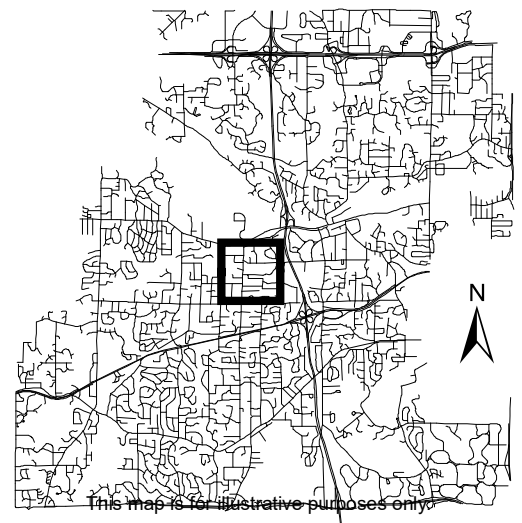
Neighborhood Comments The city sent notices to 39 area property owners and received no comments

Deadline for Decision March 25, 2020



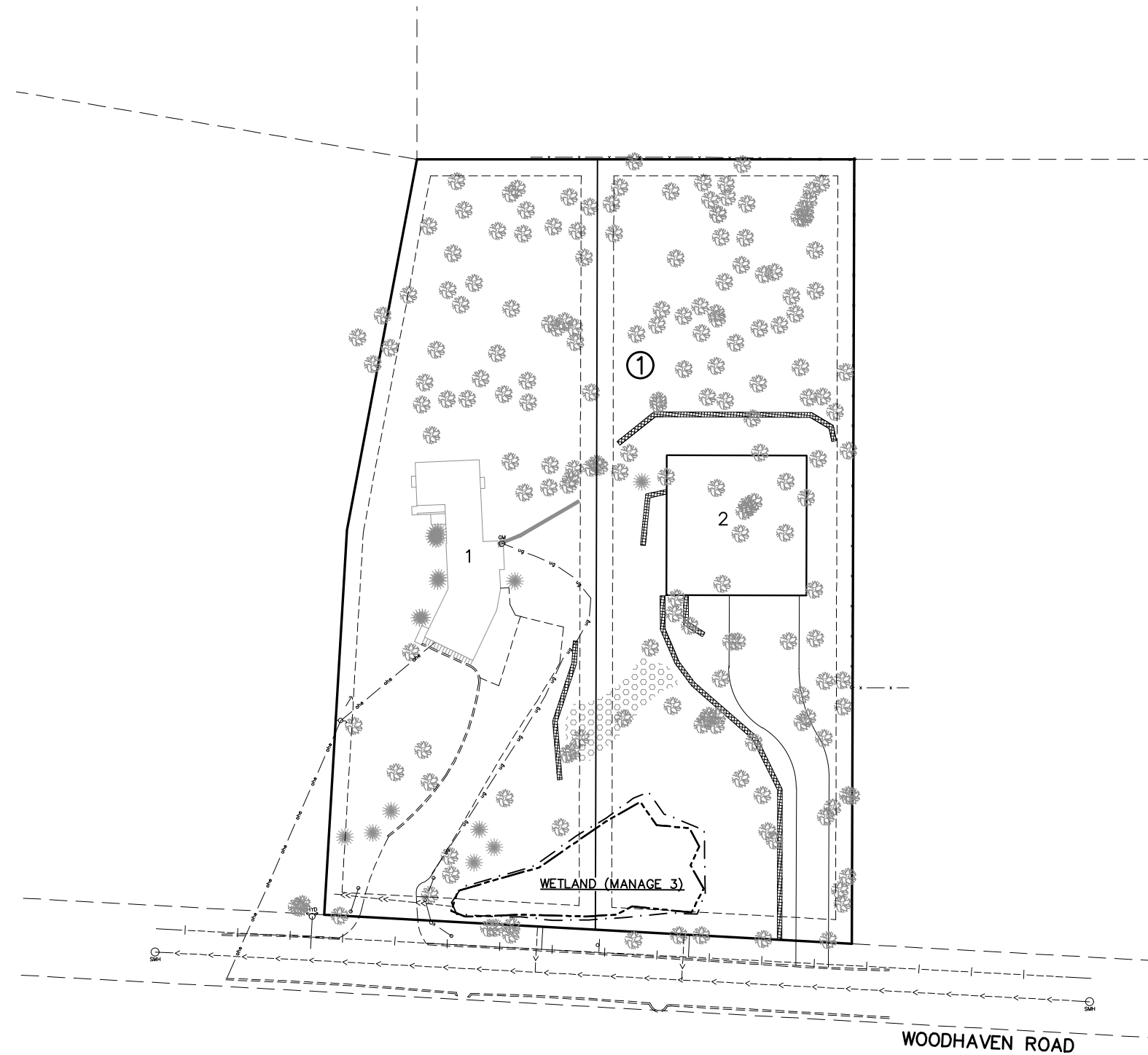
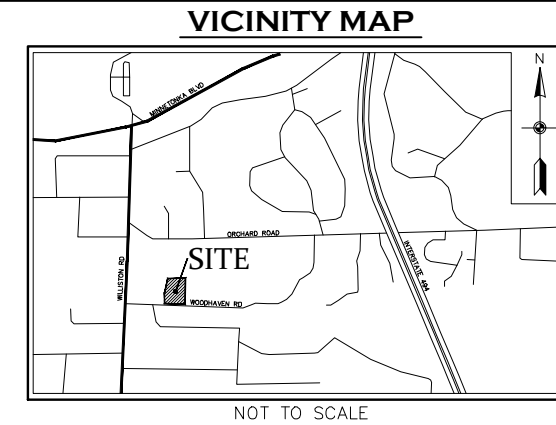
Location Map

Project: Strandberg East and West
Address: 14616 Woodhaven Rd



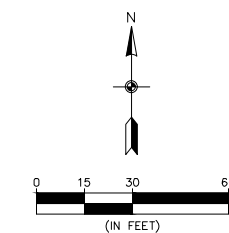
STRANDBERG EAST AND WEST

MINNETONKA, MINNESOTA



SHEET INDEX

1. COVER
2. PRELIMINARY PLAT & EXISTING CONDITIONS
3. PRELIMINARY SITE & UTILITY PLAN
4. PRELIMINARY GRADING & EROSION CONTROL PLAN
5. TREE PRESERVATION PLAN



BENCHMARK

1. City Benchmark ID 22-11.
Rail Road Spike in NW face of Powerpole
on the South side of Woodhaven Road
across from 14400 Woodhaven Road.
Elev. = 972.59 ft.

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

COVER

STRANDBERG EAST AND WEST
Minnetonka, Minnesota

JP STRANDBERG TRUST
14616 Woodhaven Road
Minnetonka, MN 55345

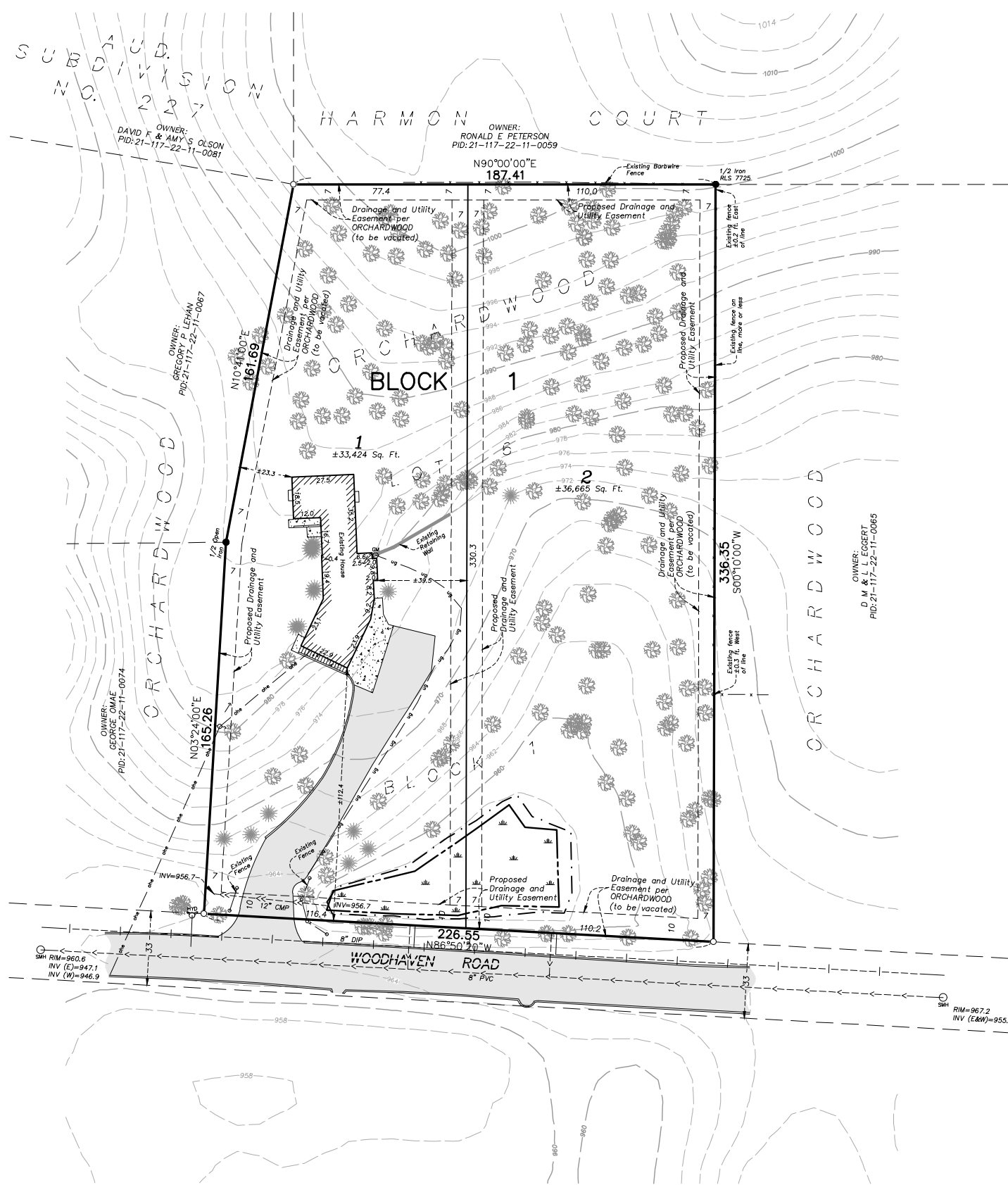
REVISIONS

1.	12/19/19 per City Comments
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	KRO
DESIGNED BY:	BJK
ISSUE DATE:	10/30/19

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 10/30/19 License #: 25063

STRANDBERG EAST AND WEST



PARCEL DESCRIPTION:

(No title commitment was provided at the time of the survey.)
 Lot 6, Block 1, ORCHARDWOOD, according to the recorded plat thereof, Hennepin County, Minnesota.
 (Torrens Property)

GENERAL NOTES:

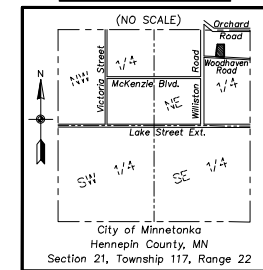
- 1) The field work for this survey was completed on September 24, 2019.
- 2) Bearings shown are based on the South line of Lot 6, Block 1, ORCHARDWOOD, which is assumed to bear N86°50'20"W.
- 3) Surveyed property address - 14616 Woodhaven Road, Minnetonka, MN.
- 4) Above ground utilities have been field located as shown. All underground locations shown herein are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

SITE DATA

TOTAL SITE AREA	±1.61 AC.
TOTAL LOT AREA	±1.61 AC.
TOTAL NUMBER OF LOTS	2
Lot 1, Block 1	±33,424 Sq. Ft.
Lot 2, Block 1	±36,665 Sq. Ft.
GROSS DENSITY	1.24 LOTS/AC.
EXISTING ZONING	R-1
PROPOSED ZONING	R-1
UTILITIES	AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:
 FRONT 35 FT.
 SIDE 10 FT.
 (COMBINED SIDES MUST ADD UP TO A MINIMUM OF 30 FT.)
 REAR SETBACK: 40 FT.
 (OR 20% OF LOT DEPTH, WHICHEVER IS LESS)

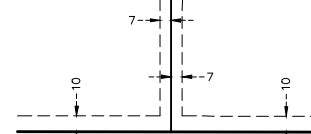
VICINITY MAP



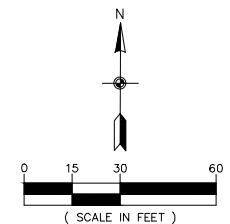
LEGEND

- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 52140
- - Denotes Miscellaneous Sign
- ☼ - Denotes Existing Tree
- ⊙ - Denotes Sanitary Manhole
- - Denotes Guy Wire
- ⊙ - Denotes Utility Pole
- ⊙ - Denotes Gas Meter
- - Denotes Underground Gas
- - Denotes Overhead Electric
- - Denotes Watermain
- - Denotes Sanitary Sewer
- - Denotes Storm Sewer
- - Denotes Existing Fence as noted
- - Denotes Concrete Surface
- - Denotes Bituminous Surface
- - Denotes Wetlands that were delineated by Kjolhaug Environmental Services Company in 2019
- - Denotes Existing 2 Ft. Contour
- - Denotes Existing 10 Ft. Contour

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



being 7 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.



BENCHMARK
 1. City Benchmark ID 22-11.
 Rail Road Spike in NW face of Powerspole on the South side of Woodhaven Road across from 14400 Woodhaven Road. Elev. = 972.59 ft.

Carlson McCain
 ENVIRONMENTAL ENGINEERING SURVEYING
 3890 Pleasant Ridge Dr. NE #100, Blaine, MN
 Phone: 763-489-7900 Fax: 763-489-7959

EXISTING CONDITIONS/ PRELIMINARY PLAT
STRANDBERG EAST AND WEST
 Minnetonka, Minnesota

J P STRANDBERG TRUST
 14616 Woodhaven Road
 Minnetonka, MN, 55345

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: KCM
 ISSUE DATE: 10/30/19
 FILE NO: 1963

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

Name: Daniel S. Hanson
 Signature: *[Signature]*
 Date: 10/30/19 License #: 52140

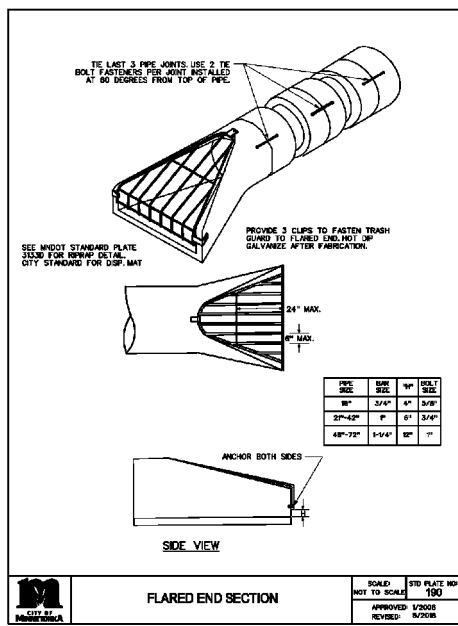
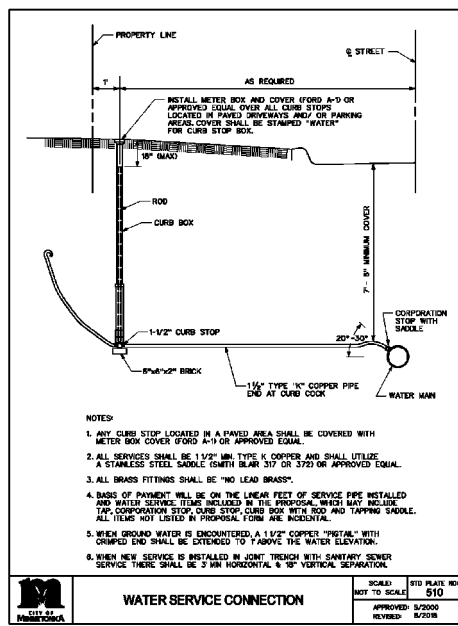
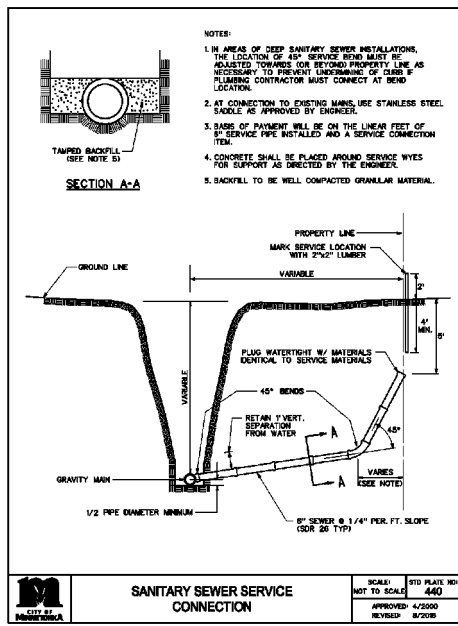
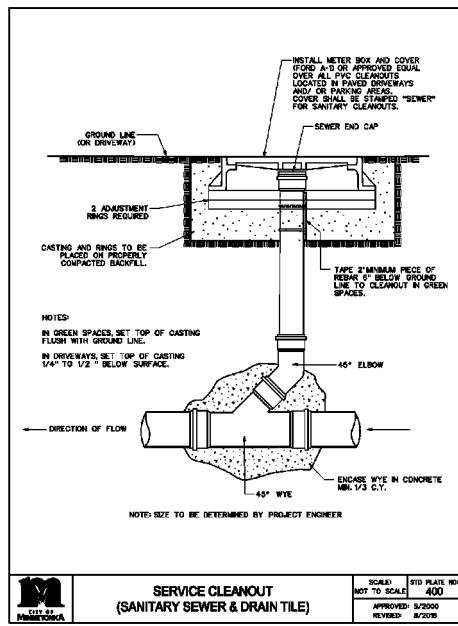


TABLE OF QUANTITIES RIPRAP AT RCP OUTLETS

CLASS II	CLASS III				CLASS IV			
	12" dia - 1"	18" dia - 1"	24" dia - 1"	30" dia - 1"	12" dia - 1"	18" dia - 1"	24" dia - 1"	30" dia - 1"
QTY OF RCP	12	18	24	30	12	18	24	30
QTY OF FILTER	12	18	24	30	12	18	24	30
QTY OF RIPRAP	12	18	24	30	12	18	24	30

TABLE OF QUANTITIES RIPRAP AT RCP OUTLETS

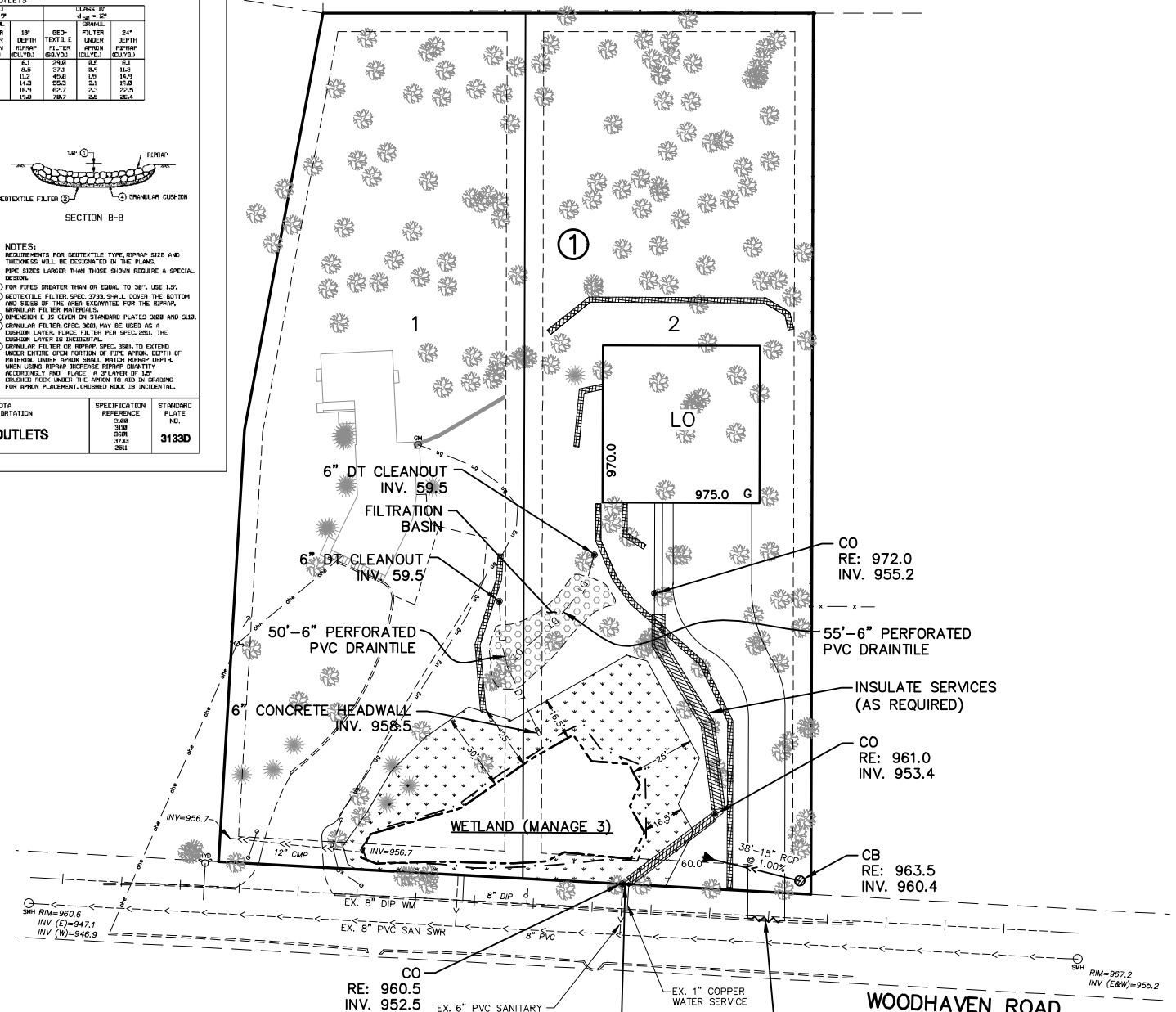
CLASS II	CLASS III				CLASS IV			
	12" dia - 1"	18" dia - 1"	24" dia - 1"	30" dia - 1"	12" dia - 1"	18" dia - 1"	24" dia - 1"	30" dia - 1"
QTY OF RCP	12	18	24	30	12	18	24	30
QTY OF FILTER	12	18	24	30	12	18	24	30
QTY OF RIPRAP	12	18	24	30	12	18	24	30

STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION

RIPRAP AT RCP OUTLETS

APPROVED: DECEMBER 9, 2015
 STATE ENGINEER

STANDARD REFERENCE PLATE NO. 3133D

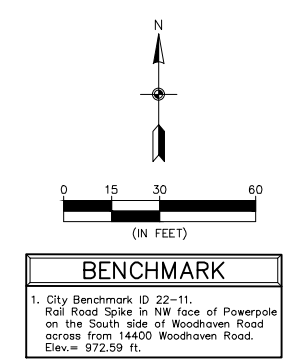


SITE PLAN LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
LIGHT POLE		SERVICE	
SANITARY MANHOLE		SOIL BORING/TEST HOLE	
CLEANOUT		RETAINING WALL	
MISCELLANEOUS SIGN		PROPERTY LINE	
EXISTING SPOT ELEVATION		SETBACK LINE	
EXISTING TREE		CURB	
TELEVISION BOX		WETLAND	
FIRE HYDRANT		DITCH	
GATE VALVE		UNDERGROUND TELEPHONE	
CURBSTOP		UNDERGROUND ELECTRIC	
ELECTRIC BOX		UNDERGROUND FIBER OPTIC	
GAS METER		UNDERGROUND GAS	
CATCH BASIN		OVERHEAD ELECTRIC	
RAIN GUARDIAN		SANITARY SEWER	
ELECTRIC METER		WATERMAIN	
MAIL BOX		STORM SEWER	
TELEPHONE BOX		FENCE	
UTILITY POLE		EXISTING FENCE AS NOTED	
FLARED END SECTION		CONCRETE SURFACE	
STORM MANHOLE		BITUMINOUS SURFACE	

SERVICE NOTES:

1. SANITARY SEWER SERVICE SHALL BE 6" PVC SDR 26 AND WATER SERVICE SHALL BE 1" COPPER TYPE K.



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PRELIMINARY SITE & UTILITY PLAN

STRANDBERG EAST AND WEST
 Minnetonka, Minnesota

JP STRANDBERG TRUST
 14616 Woodhaven Road
 Minnetonka, MN 55345

REVISIONS

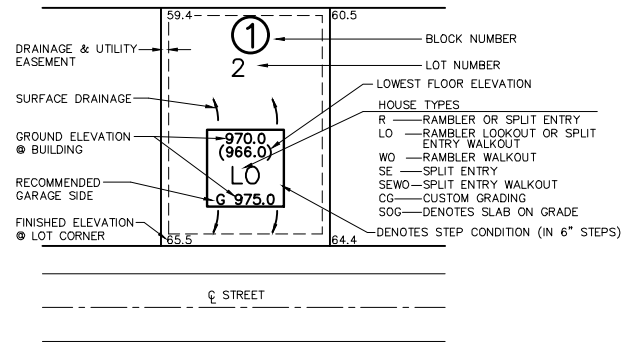
1.	12/19/19 per City Comments
2.	
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5.	
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DRAWN BY: KRO
 DESIGNED BY: BJK
 ISSUE DATE: 10/30/19

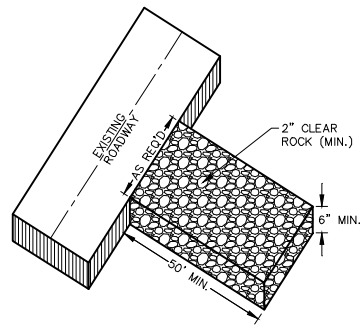
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota

Name: Brian J. Krystofak, P.E.
 Signature: *Brian J. Krystofak*
 Date: 10/30/19 License #: 25063

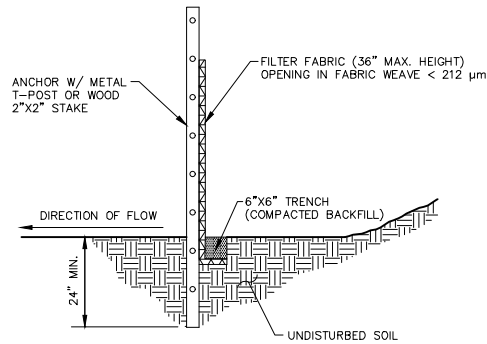
GRADING PLAN LOT KEY



ROCK CONSTRUCTION ENTRANCE



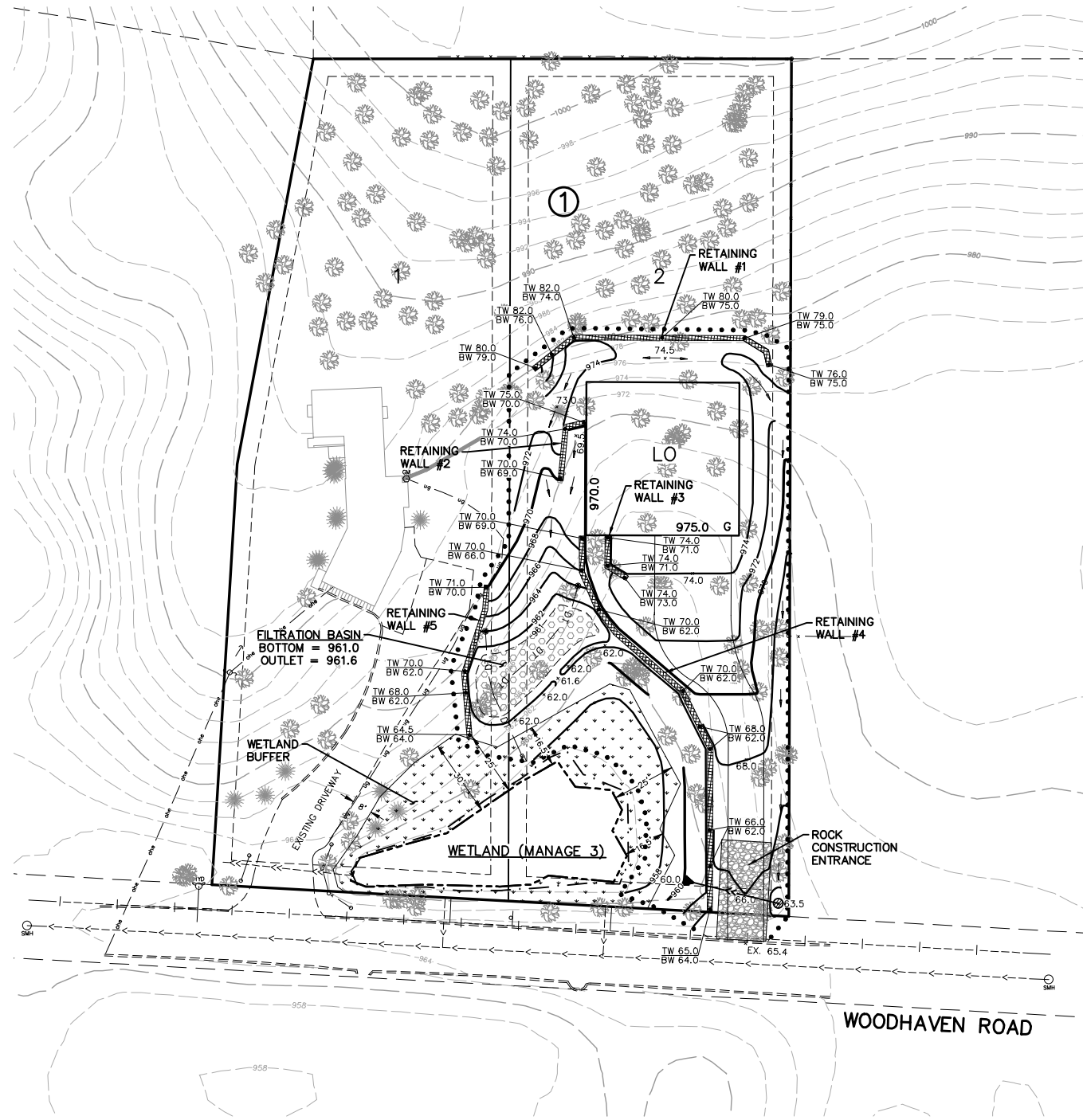
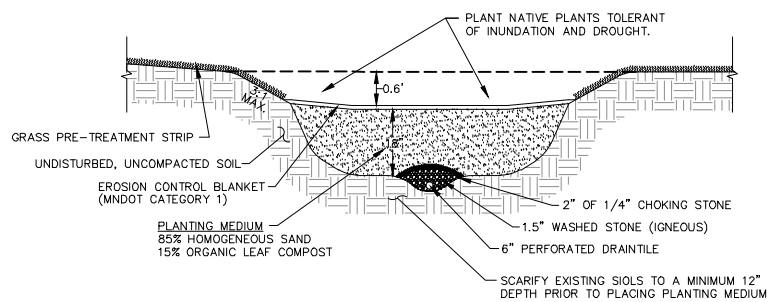
SILT FENCE



NOTES:

1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

FILTRATION BASIN



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
WETLAND LINE	---	---
DITCHLINE	---	---
SPOT ELEVATION	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---

WETLAND BUFFER SUMMARY

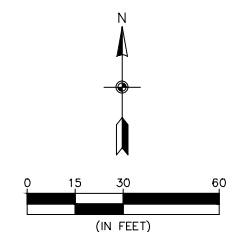
	AREA
REQUIRED WETLAND BUFFER:	4,955 S.F.
PROVIDED WETLAND BUFFER:	5,000 S.F.

FLOODPLAIN SUMMARY

	VOLUME
FLOODPLAIN FILL:	187 C.Y.
FLOODPLAIN MITIGATION:	223 C.Y.

FILTRATION SUMMARY

	VOLUME
REQUIRED TREATMENT:	561 C.F.
PROPOSED TREATMENT:	632 C.F.



BENCHMARK
 1. City Benchmark ID 22-11.
 Rail Road Spike in NW face of Powerpole
 on the South side of Woodhaven Road
 across from 14400 Woodhaven Road.
 Elev. = 972.59 ft.

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PRELIMINARY GRADING & EROSION CONTROL PLAN
STRANDBERG EAST AND WEST
 Minnetonka, Minnesota

JP STRANDBERG TRUST
 14616 Woodhaven Road
 Minnetonka, MN 55345

REVISIONS

1.	12/19/19 per City Comments
2.	
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DRAWN BY: KRO
 DESIGNED BY: BJK
 ISSUE DATE: 10/30/19

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
 Name: Brian J. Krystofak, P.E.
 Signature: *Brian J. Krystofak*
 Date: 10/30/19 License #: 25063

Tree No.	Species	DBH	Height (ft.)	Tree Type	Comments	Remove/Save
001	American elm	11		HP		Save
002	Boxelder	12		HP		Save
003	Boxelder	9		S		Save
004	Scots pine	16	65	HP		Save
005	Scots pine	19	65	HP		Save
006	Scots pine	21	65	HP		Save
007	Boxelder	9		S		Remove
008	Green ash	8		S		Save
009	Boxelder	16		S		Remove
010	Boxelder	9		S		Remove
011	Green ash	9		S		Remove
012	Boxelder	14		S		Save
013	Green ash	21		S		Remove
014	Boxelder	13		S		Save
015	Boxelder	8		S		Remove
016	Green ash	10		S		Remove
017	Boxelder	17		S		Remove
018	Green ash	22		S		Remove
019	Green ash	20		S		Remove
020	Green ash	16		S		Remove
021	Boxelder	15		S		Remove
022	Black locust	21		S		Remove
023	Boxelder	16		HP		Remove
024	Red oak	9		S		Remove
025	Green ash	14		S		Remove
026	Boxelder	12		S		Remove
027	Red oak	11		NS	Dead	Remove
028	Boxelder	12		S		Remove
029	Boxelder	9		S		Remove
030	Boxelder	10		HP		Remove
031	Boxelder	13		S		Save
032	Boxelder	10		HP		Remove
033	Green ash	21		HP		Remove
034	Boxelder	9		S		Save
035	Boxelder	11		S		Remove
036	Green ash	14		S		Remove
037	Boxelder	13		S		Remove
038	Green ash	26		S		Save
039	Boxelder	8		S		Remove
040	Green ash	16		S		Save
041	Boxelder	11		S		Remove
042	Red oak	11		S		Remove
043	Green ash	23		S		Remove
044	Black cherry	7		NS		Remove
045	Green ash	7		NS		Remove
046	Boxelder	7		NS	Dead	Remove
047	Green ash	8		S		Remove
048	Boxelder	12		S		Remove
049	White oak	25		HP		Save
050	Green ash	16		S		Remove
051	Green ash	13		S		Remove
052	Green ash	15		S		Remove
053	Green ash	14		S		Remove
054	Green ash	11		S		Remove
055	White oak	36		HP		Remove
056	Green ash	5		NS		Remove
057	Green ash	19		S		Remove
059	Boxelder	12		S		Remove
060	Green ash	20		S		Remove
061	American elm	12		HP	Offsite	Save
062	Boxelder	8		HP	Offsite	Save
063	American elm	16		HP	Offsite	Save
064	Boxelder	8		S		Remove
065	Green ash	14		S		Remove
066	Green ash	8		S		Remove
067	White oak	22		HP		Save
068	White oak	19		HP		Save
069	Boxelder	11		HP		Remove
070	White oak	33		HP		Save
071	Boxelder	8		HP	Offsite	Save
072	American elm	8		HP	Offsite	Save
073	Scots pine	20	65	HP		Save
074	American elm	8		HP	Offsite	Save
075	Scots pine	20	65	HP		Save
076	Green ash	11		HP		Save
077	Scots pine	17	65	HP		Save
078	Boxelder	10		HP	Offsite	Save
079	Northern Hackberry	10		HP	Offsite	Save
080	Boxelder	8		HP		Remove
081	Black cherry	4		NS		Save
082	Green ash	11		S		Save
083	Green ash	11		S		Save
084	Green ash	9		S		Save
085	Red oak	11		S		Save
086	Green ash	6		NS		Save
087	Green ash	7		NS		Save
088	Green ash	6		NS		Save
089	Green ash	4		NS		Save
090	Green ash	8		S		Save
091	Green ash	9		S		Save
092	N/A	10		NS	Dead	Save
093	Green ash	5		NS		Save
094	Green ash	9		S		Save
096	Green ash	3		NS		Save
097	Green ash	4		NS		Save
098	Black cherry	9		S		Save
099	Green ash	3		NS		Save

Tree No.	Species	DBH	Height (ft.)	Tree Type	Comments	Remove/Save
100	Green ash	20		S		Save
101	Green ash	6		NS		Save
102	Black cherry	11		S		Save
103	American elm	9		NS	Dead	Save
104	Green ash	5		NS		Save
105	Green ash	5		NS		Save
107	White oak	22		HP		Save
108	Green ash	4		NS		Save
109	Green ash	4		NS		Save
110	White oak	22		HP		Save
111	Green ash	7		NS		Save
113	Green ash	13		S		Save
115	Black cherry	4		NS		Save
116	White oak	29		HP		Save
117	Black cherry	4		NS		Save
118	American elm	6		NS	Dead	Save
119	Black cherry	10		S		Save
120	White oak	29		HP		Save
121	Black cherry	4		NS		Save
122	White oak	24		HP		Save
124	White oak	19		HP		Save
125	Green ash	10		S		Save
127	White oak	29		HP		Save
128	White oak	22		HP		Save
129	Black cherry	4		NS		Save
130	Black cherry	6		NS	Offsite	Save
131	Green ash	4		NS		Save
132	White oak	27		HP	Offsite	Save
133	Green ash	4		NS	Offsite	Save
135	Green ash	4		NS		Save
136	Black cherry	4		NS		Save
137	Green ash	4		NS		Save
138	Bur oak	33		HP		Save
139	White oak	14		NS	Dead	Save
140	Green ash	5		NS		Save
160	Green ash	3		NS		Save
161	Black cherry	7		NS		Save
162	Green ash	9		S		Save
163	Black cherry	8		S		Save
164	White Spruce	14	30	HP		Save
165	Green ash	4		NS		Remove
166	Black cherry	4		NS		Save
167	Green ash	13		S		Save
168	Green ash	8		S		Save
169	Black cherry	7		NS		Save
170	Green ash	9		S		Save
171	Green ash	6		NS		Save
172	Black cherry	6		NS		Save
173	Green ash	9		S		Save
174	White oak	27		HP		Save
175	Black cherry	10		S		Save
176	Green ash	14		S		Save
177	Black cherry	9		S		Save
178	Black cherry	8		S		Save
179	Green ash	5		NS		Save
180	White oak	20		HP		Save
181	Green ash	7		NS		Save
182	Green ash	7		NS		Save
185	Black cherry	5		NS		Save
186	Green ash	4		NS		Save
187	Black cherry	8		S		Save
188	Black cherry	10		S		Save
189	Black cherry	4		NS		Save
190	White oak	27		HP		Remove
191	Green ash	14		S		Save
193	Black cherry	6		NS		Save
200	Green ash	16		S		Save
201	Green ash	7		NS		Save
202	Green ash	10		S		Save
203	Green ash	10		S		Remove
204	White oak	20		HP		Remove
206	Green ash	12		S		Remove
207	Black cherry	10		S		Remove
208	Black cherry	9		S		Remove
209	Boxelder	6		NS		Remove
210	Green ash	18		S		Remove
211	Black cherry	17		S		Remove
212	Red pine	14	40	HP		Remove
213	Black cherry	9		NS	Dead	Remove
214	Boxelder	5		NS		Remove
215	White oak	20		HP		Save
216	White Spruce	16	40	HP		Save
217	White Cedar	8	25	HP		Save
218	White Cedar	7	25	HP		Save
219	White Cedar	7	25	HP		Save
220	White Cedar	6	25	HP		Save
221	White Cedar	14	25	HP		Save
222	White Cedar	7	25	HP		Save
223	White Cedar	10	25	HP		Save
224	White Cedar	7	25	HP		Save
225	White Cedar	9	25	HP		Save
230	Green ash	4		NS		Save
231	Green ash	7		NS		Save
232	Green ash	7		NS		Save
233	Green ash	5		NS		Save
234	Green ash	6		NS		Save

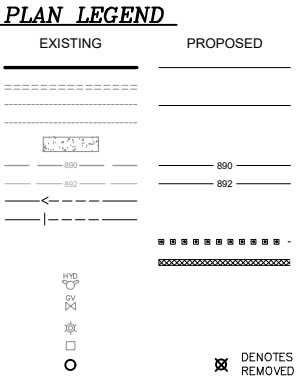
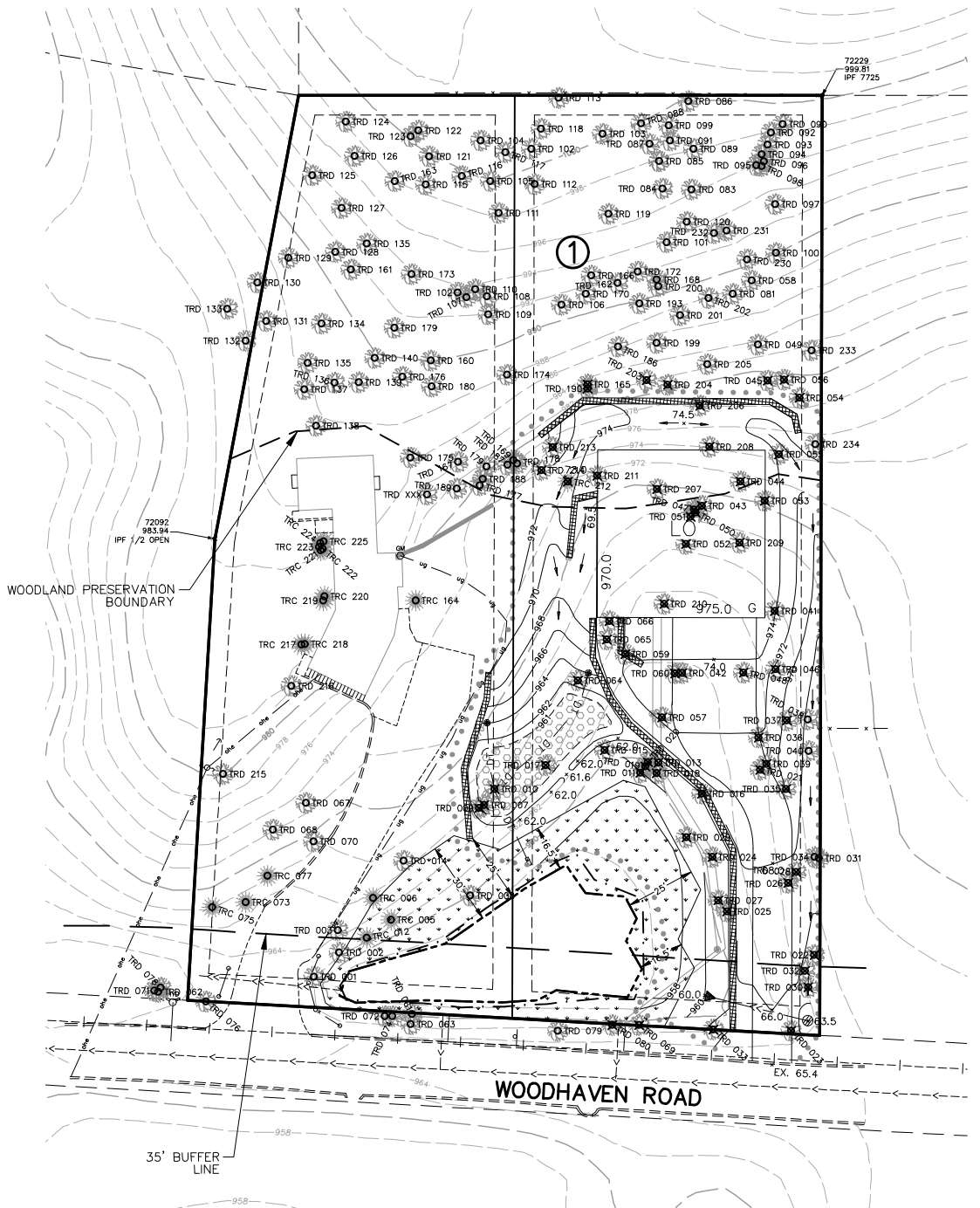
CODE KEY
Tree #: Refers to the assigned number per tree
Species: Common names are given, not scientific names
DBH: Diameter at Breast Height (4.5 feet from the ground), in inches
Comments: Tree-specific comments that are relevant to help explain a priority rating or other significant issues
Tree Type: S - Significant
NS - Not Significant
HP - High Priority

HIGH PRIORITY TREE REMOVAL SUMMARY

TOTAL HIGH PRIORITY TREES 46
TOTAL SAVED 36 (78.3%)
TOTAL REMOVED 10 (21.7%)

WOODLAND PRESERVATION TREE REMOVAL SUMMARY

TOTAL WOODLAND PRESERVATION TREES 107
TOTAL SAVED 91 (85.0%)
TOTAL REMOVED 16 (15.0%)



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Suite 100, Blaine, MN 55449
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TREE PRESERVATION PLAN
STRANDBERG EAST AND WEST
Minnetonka, Minnesota

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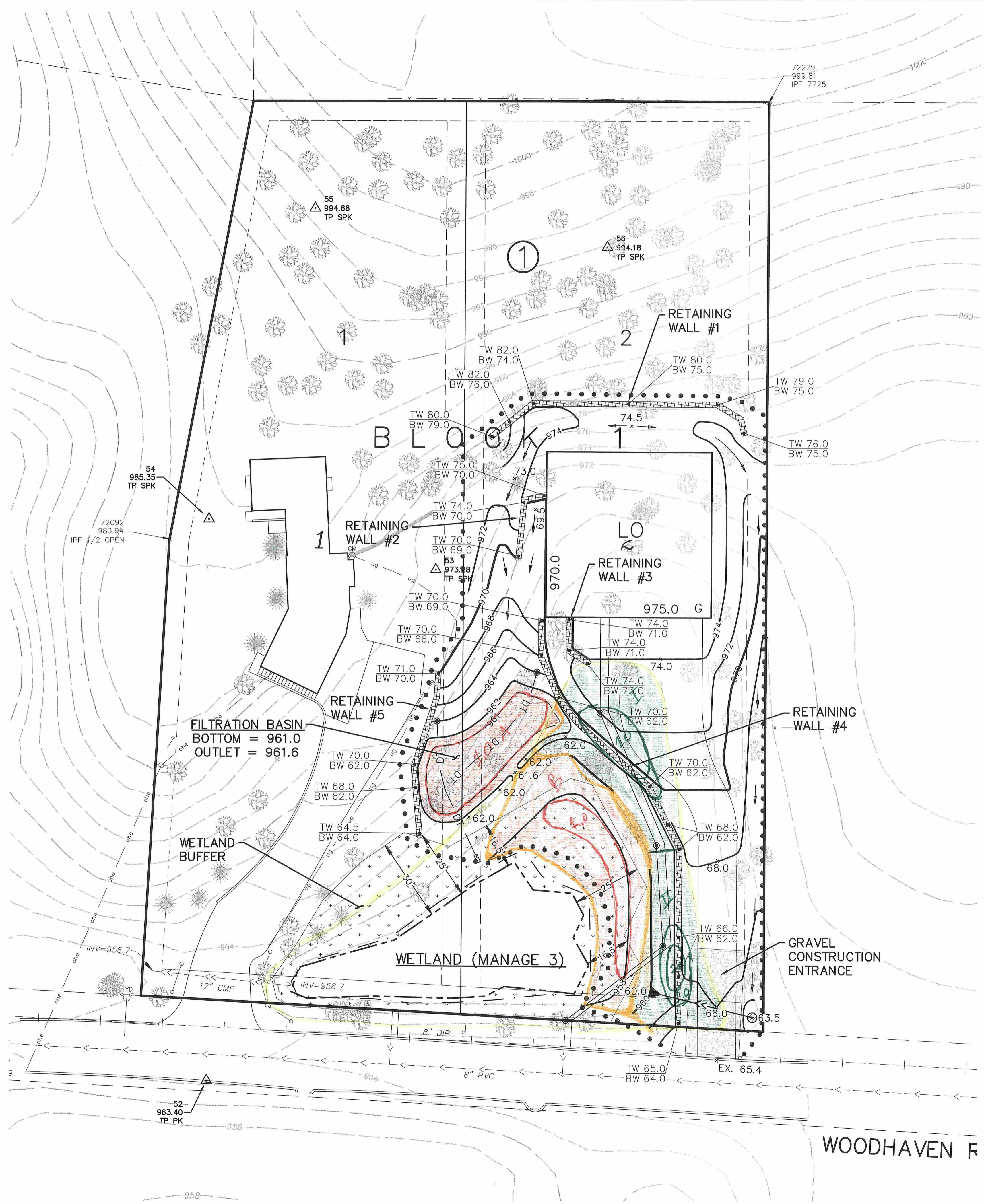
REVISIONS

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DRAWN BY: KRO
DESIGNED BY: BJK
ISSUE DATE: 10/30/19

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Name: Brian J. Krystofak, P.E.
Signature: *Brian J. Krystofak*
Date: 10/30/19 License #: 25063



A	0	3.60	2.93	98
	1	2.25		
B	0	6.30	3.75	125
	1	1.20		223
I	0	5.23	3.19	106
	1	1.15		
II	0	3.44	2.02	67
	1	0.60		14
	2	0.21		187

~ 220 Cu. Yards of CUT
 ~ 190 Cu. Yards of FILL

WOODHAVEN F

February 3, 2020

Ashley Cauley
City of Minnetonka

RE: Strandberg East & West, 14616 Woodhaven Road

Dear Ms. Cauley,

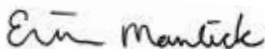
The Minnehaha Creek Watershed District (MCWD) received notification from the City of Minnetonka regarding a proposed two lot subdivision and single family home construction at 14616 Woodhaven Road in Minnetonka. Upon review of the proposed development, MCWD staff are providing comments to be included in the City's review as they relate to the District's Wetland Protection rule.

MCWD's Wetland Protection rule requires the establishment of a 25 foot average wetland buffer on wetland boundaries downslope of the construction of a new home resulting in increased hardcover. Based on the plans submitted by the applicant, it appears that the buffer width on the east lot may need to be extended in some places in order to meet MCWD rule requirements.

The Wetland Protection rule also states that permanent wetland buffer signage must be placed at each lot line the buffer crosses, and at a spacing of no more than 100 feet. The property owner must also record a wetland buffer maintenance declaration against the property.

Thank you for the opportunity to provide comment. If you have any questions or concerns, please contact me at 952-641-4586 or EManlick@minnehahacreek.org.

Sincerely,



Erin Manlick
Permitting Assistant

Resolution No. 2020-

**Resolution approving the preliminary plat of STRANDBERG EAST AND WEST,
with a wetland buffer variance, at 14616 Woodhaven Road**

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

Section 1. Background.

- 1.01 Jason Strandberg, on behalf of the property owner, is requesting preliminary plat approval for STRANDBERG EAST AND WEST. The two-lot subdivision includes a wetland buffer variance from 16.5 feet to nine feet on Lot 1.
- 1.02 The property is located at 14616 Woodhaven Road. It is legally described as follows:
- Lot 6, Block 1, ORCHARDWOOD, according to the recorded plat thereof, Hennepin County, Minnesota.
- (Torrens Property)
- 1.03 On Feb. 13, 2020, the planning commission held a hearing on the proposed plat and variance. 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 City Code §323.23 Subd. 8(b)(2) states that driveways must not be located within 20 feet of a wetland overlay district and must be located outside of any required buffer area.

2.03 City Code §300.08 Subd. 1 states that a variance may be granted from the requirements of this ordinance including those placed on nonconformities. A variance is only permitted when it is in harmony with the general purposes and intent of this ordinance and when the variance is consistent with the comprehensive plan. A variance may be granted when the applicant establishes that there are practical difficulties in complying with this ordinance. Practical difficulties means that the property owner proposes to use the property in a reasonable manner not permitted by this ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, would not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties also includes inadequate access to direct sunlight for solar energy systems. Inadequate access means the failure to achieve reasonable access to direct sunlight, not optimal or maximal access. Variances must be granted for earth sheltered construction as defined in state law, when in harmony with this ordinance. The city may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

Section 3. Findings.

3.01 The proposed preliminary plat meets the design requirements as outlined in City Code §400.030.

3.02 The proposal meets the variance standard outlined in City Code §300.07 Subd. 1(a) for a wetland buffer variance:

1. Intent of the ordinance: The proposal, and resulting variance request, would be in keeping with the city's zoning ordinance. The intent of the wetland buffer is to recognize, preserve and protect the environmental, aesthetic and hydraulic functions of the city's wetlands. The proposal is consistent with this purpose and intent as it is to allow an existing driveway to be located within the buffer, which would not increase the risk to or integrity of the wetland.
2. Comprehensive Plan: The proposal would be consistent with the city's comprehensive plan. The intent of the plan is to maintain, preserve, and support existing natural features within the city. If approved, the wetland buffer would not be reduced further than what is existing today.
3. Practical Difficulties: There are practical difficulties in complying with the ordinance:
 - a) Reasonableness: The request to maintain an existing driveway that does not meet wetland buffer requirements is reasonable. The existing driveway is considered nonconforming. It was allowed at the time of its construction and could remain regardless of the applicant's proposal moving forward. Additionally, it would be more impactful to the adjacent wetland if the city were to require the

relocation of the existing driveway outside of the buffer area.

- b) Unique Circumstance: The nonconforming driveway location is a circumstance unique to the property. According to city records, the existing home was constructed in 1944. The driveway location pre-dates the city's requirement for wetland buffers.
- c) Character of the Locality: There are no proposed changes to the existing driveway near the wetland or right-of-way.

Section 4. Council Action.

4.01 The above described preliminary plat, and wetland buffer variance, 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 final plat drawing that clearly illustrates the following:
 - a. A minimum 10 foot wide drainage and utility easements adjacent to the public right-of-way(s) and minimum 7 foot wide drainage and utility easements along all other lot lines.
 - b. Utility easements over existing or proposed public utilities, as determined by the city engineer.
 - c. Drainage and utility easements over wetlands, floodplains, and stormwater management facilities, as determined by the city engineer.
 - 2) Documents for the city attorney's review and approval. These documents must be prepared by an attorney knowledgeable in the area of real estate.
 - 1. Title evidence that current within thirty days before release of the final plat.
 - 2. Conservation easements over the 16.5 foot wetland buffer area may be reduced to no less than nine feet at the very western edge of the wetland for the existing driveway. The easement must include a drawing of the easements. The buffer easement may allow removal of hazard, diseased, or invasive species.

3. If the existing driveway is extended to provide access to the new home, a private driveway easement is required. The easement must state the maintenance responsibilities of each owner.
 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)(2) above must be approved by the city attorney.
 3. Prior to release of the final plat for recording:
 - a) Submit the following:
 - 1) Two sets of mylars for city signatures.
 - 2) An electronic CAD file of the plat in microstation or DXF.
 - 3) Park dedication fee of \$5,000.
 - 4) Consent to plat from all mortgagees unless previously satisfied.
 - 5) Evidence of filing of the conservation easement described in Section 4.01(1)(a)(2).
 4. Subject to staff approval, STRANDBERG EAST AND WEST, must be developed and maintained in substantial conformance with the preliminary plat, utility, grading, tree preservation and floodplain alteration plans, originally dated Oct. 30, 2019, with a revision date of Dec. 19, 2019.
 5. Prior to issuance of a building permit:
 - a) Submit the following:
 - 1) Evidence of filing the final plat at Hennepin County and copies of all recorded easements and documents described in Section 4.01(1)(a)(2).
 - 2) Final site, grading, drainage, utility, landscape, and tree mitigation plans, and a stormwater pollution prevention plan (SWPPP) for staff approval.
 - a. All final plans must:

- Confirm all proposed work, including floodplain alteration, will not impact or expand wetlands.
 - Confirm that all proposed work and structures will meet minimum wetland setbacks.
 - Provide adequate separation between the wetland and the floodplain compensation area. If these features will be at similar elevations, a small berm must be constructed and maintained.
 - Confirm that all floodplain fill areas are within 20 feet from any existing or proposed structure, unless required by the city engineer to achieve a required evacuation route.
 - Reduce the width of the new driveway to no more than 12 feet in the areas where floodplain alteration is needed.
 - Consider opportunities to further reduce impacts related to the construction of the new driveway on the floodplain.
- b. Final landscaping and tree mitigation plans must:
- Meet minimum landscaping and mitigation requirements as outlined in ordinance. However, at the sole discretion of natural resources staff, mitigation may be adjusted based on site conditions.
 - Show mitigation. Based on the submitted plans, 107 inches plus 10, 2-inch trees are required.
 - Remove no more than six high priority trees and no more than 25 percent of the site's woodland preservation area.
- c. Final stormwater management plan is required for the entire site's impervious surface. The plan must demonstrate conformance with the following criteria:

- Rate: limit peak runoff flow rates to that of existing conditions from the 2-, 10-, and 100-year events at all points where stormwater leaves the site.
 - Volume: provide for onsite retention of 1-inch of runoff from the entire site's impervious surface.
 - Quality: provide for runoff to be treated to at least 60 percent total phosphorus annual removal efficiency and 90 percent total suspended solid annual removal efficiency.
- 3) A stormwater maintenance agreement in a city approved format for review and approval by city staff.
- 4) Individual letters of credit or cash escrow for 125% of a bid cost or 150% of an estimated cost to utility improvements, comply with grading permit, tree mitigation requirements, and to restore the site. One itemized letter of credit is permissible, if approved by staff. The city will not fully release the letters of credit or cash escrow until: (1) as-built drawings have been submitted; (2) a letter certifying that the utilities have been completed according to the plans approved by the city has been submitted; (3) vegetated ground cover has been established; and (4) required landscaping or vegetation has survived one full growing season.
- 5) Cash escrow in an amount of \$2,000. 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.
- 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 letter for the surveyor stating that the boundary and lot stakes have been installed as required by ordinance.

-
- b) Install a temporary rock driveway, erosion control, tree and wetland protection fencing and any other measures identified on the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
 - c) Schedule and hold a preconstruction meeting with engineering, planning and natural resources, or as determined by city staff.
 - d) Any outstanding taxes or assessments must be paid.
 - e) Permits may be required from other outside agencies including, Hennepin County, the Minnehaha Creek Watershed District, and the MPCA. It is the applicant's and/or property owner's responsibility to obtain any necessary permits.
 6. Prior to the issuance of a certificate of occupancy for the new home, an as-built with the flood elevation and volumes must be submitted to city staff to confirm that there has been zero net floodplain fill.
 7. All lots and structures within the development are subject to the all R-1 zoning standards. In addition:
 - a) Minimum floor elevation is 964.0 feet.
 - b) The minimum setback for any principal structure is 20 feet from the 962.0-foot contour.
 - c) The minimum setback for driveways is 10 feet from the 962.0-foot contour.
 - d) 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. No filling, grading, tree removal, or other site work may begin until a permit has been issued.
 9. Plans for retaining walls exceeding four feet in height require a signature by a licensed structural engineer.
 10. The city may require installation and maintenance of signs which delineate the edge of any required conservation easement. This signage is subject to the review and approval of city staff.
 11. During construction, the streets must be kept free of debris and sediment.

12. The property owner is responsible for replacing any required landscaping that dies.
13. 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 Feb. 24, 2020.

Brad Wiersum, Mayor

Attest:

Becky Koosman, 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 Feb. 24, 2020.

Becky Koosman, City Clerk

Resolution No. 2020-

**Resolution approving a floodplain alteration permit for the construction of
a new home and driveway within the STRANDBERG EAST AND WEST
subdivision at 14616 Woodhaven Road**

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

Section 1. Background.

- 1.01 Kyle Ogren, on behalf of the property owner, has requested a floodplain alteration permit to construct a new home and driveway on Lot 2.
- 1.02 The property is located at 14616 Woodhaven Road. It is legally described as follows:
- Lot 6, Block 1, ORCHARDWOOD, according to the recorded plat thereof, Hennepin County, Minnesota.
- (Torrens Property)
- 1.03 On Feb. 13, 2020, the planning commission held a hearing on the application. The applicant was provided the opportunity to present information to the planning commission. The commission considered all of the comments and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the permits.

Section 2. General Standards.

- 2.01 City Code §300.24 Subd. 9(c) outlines the general standards for alteration of floodplain. These standards are incorporated by reference into this resolution.
- 2.02 City Code §300.24 Subd. 9(d) outlines the following as the specific standards that must be met prior to the issuance of an alteration permit:
1. Water storage must be maintained provided in an amount at least equal to that filled unless acceptable hydrologic engineering data has been presented and approved by the city engineer indicating that the conditions have changed such that the floodplain characteristics will be maintained

with the proposed floodplain fill.

2. Floodplain fill area must be located no more than 20 feet from any existing or proposed structure, except where required by the city engineer to achieve a required evacuation route.
3. Where floodplain alteration is required for construction of a driveway, the driveway must be no wider than 12 feet and must be located to minimize impact to the floodplain.
4. Floodplain alteration, including the creation of compensatory water storage, must not result in removal of regulated trees, adversely impact wetlands or existing wetland buffers, or be located within public easements. The city council may waive this condition if the proposed alteration would improve site conditions.

Section 3. Findings.

3.01 The proposed alteration would meet the general standards for floodplain alteration as outlined in City Code §300.24, Subd. 9(c).

3.02 But for one standard, the proposed alteration would meet the specific standards outlined in City Code §300.24, Subd. 9(d), as:

1. The city's engineering department has reviewed the application and found it to be acceptable. The proposal would result in an increased amount of water storage on the property.
2. All proposed floodplain fill is within 20 feet of proposed structures. However, staff has added this as a condition of approval to ensure that this condition is met regardless of any necessary changes to the plan.
3. The plans suggest that the driveway would be wider than the 12 feet allowed by ordinance. As a condition of this resolution, the driveway width must be reduced and the applicant must work with staff to further reduce floodplain impacts.
4. While the alteration would result in the removal of significant, but not high priority, trees and be located within a buffer, staff finds the request reasonable as:
 - a) The proposed location would be less impactful than other acceptable areas.
 - b) Mitigation for the removed trees would likely result in an improved wetland buffer.

Section 4. City Council Action.

4.01 The city council approves the above-described request, based on the above

findings. Approval is subject to the following conditions:

1. Subject to staff approval, the floodplain alteration must be in substantial conformance with the plat, utility, grading, tree preservation and floodplain alteration plans, originally dated Oct. 30, 2019 with a revision date of Dec. 19, 2019.
2. Prior to issuance of a building permit:
 - a) Silt fence must be installed and inspected by city staff.
3. Prior to conducting any excavation or fill:
 - a) A copy of this resolution must be recorded with Hennepin County and a copy of the recorded document returned to the city.
 - b) Install temporary erosion control, tree and wetland protection fencing, and any other measures required by staff for staff inspection and approval. These items must be maintained throughout the course of site work.
 - c) If the floodplain alteration is occurring prior to the issuance of a building permit, a grading permit is required and the following is required:
 - 1) Final plans consistent to those required in Section 4.01(5)(a)(2) of Resolution No. 2020-XX, approving the preliminary plat of STANDBERG EAST AND WEST.
 - 2) 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.
 - 3) Individual letters of credit or cash escrow for 125 percent of a bid cost or 150 percent of an estimated cost for the site improvements, comply with grading permit, wetland restoration, tree requirements and to restore the site, or as required by city staff. The city will not release the LOC until: (1) as-builts have been submitted; (2) a letter certifying that the work has been completed according to the plans approved by the city has been submitted; (3) vegetated ground cover has been established; and (4) required landscaping or vegetation has survived one full growing season.
 - 4) Cash escrow in an amount of \$2,000 or as determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document, the builder and property owner will acknowledge:

- The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and
 - If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.
- 5) Payment of any outstanding taxes or assessments.
 - 6) Hold a pre-construction meeting, as required by city staff.
4. After construction, an as-built with the flood elevation and volumes must be submitted to city staff to confirm that there has been zero net floodplain fill.
 5. Floodplain alteration is allowed within the wetland buffer area. However, the floodplain alteration cannot occur within, or expand/alter, the wetland.
 6. Native vegetation must be established in any areas that are disturbed within the wetland buffer. Flood-tolerant plant species can be used to provide for tree loss mitigation and to define the wetland and floodplain compensation areas.
 7. All floodplain fill areas must be located no more than 20 feet from any existing, or proposed structure, except where required by the city engineer to achieve a required evacuation route.
 8. During construction, the streets must be kept free of debris and sediment.
 9. Additional permits may be required from other outside agencies including Hennepin County, the Minnehaha Creek Watershed District, and the MPCA. It is the applicant and/or the property owner's responsibility to obtain any necessary permits.
 10. Approved fill and mitigation must be completed by Dec. 31, 2021. If not completed by that date, this approval will be void.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Feb. 24, 2020.

Brad Wiersum, Mayor

Attest:

Becky Koosman, 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 Feb. 24, 2020.

Becky Koosman, City Clerk

SEAL

MINNETONKA PLANNING COMMISSION
Feb. 13, 2020

Brief Description

Items concerning LEGACY OAKS 5th ADDITION:

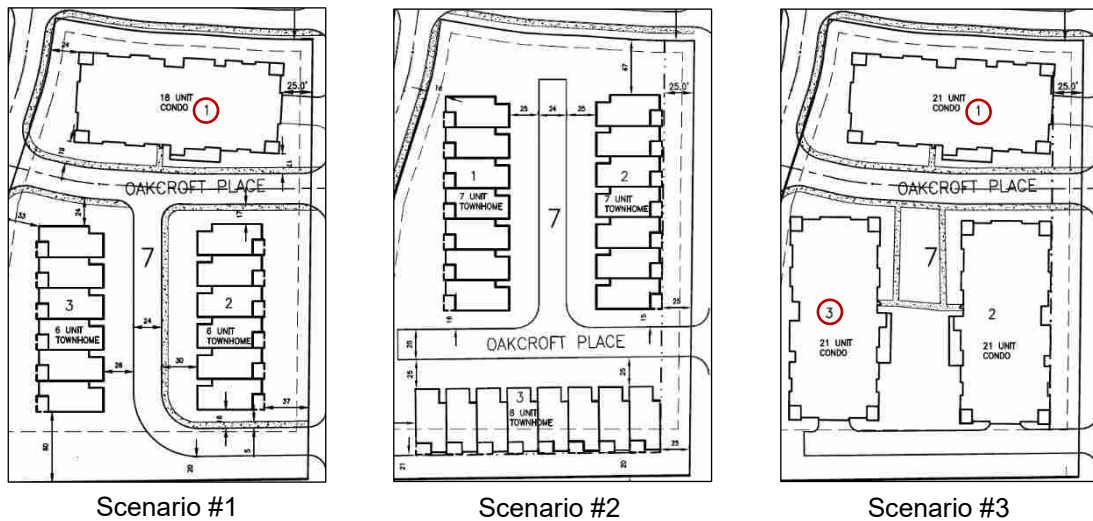
- A minor amendment to the existing master development plan; and
- Final site and building plans

Recommendation

Recommend the city council adopt the resolution approving the proposal

Background

In June 2013, the city council approved the LEGACY OAKS development and adopted a master development plan for the build-out of the 26-acre site. The master plan generally illustrated construction of single-family homes and townhomes throughout the majority of the development. However, the plan included three different development scenarios for the southeast quadrant of the site: Scenario #1 included a combination of a condominium building and townhomes; Scenario #2 was comprised solely of townhomes; and Scenario #3 was comprised solely of condominium buildings.



In January 2015, the planning commission approved final site and building plans for a condominium building, labelled 1 in Scenarios #1 and #3. The building was constructed and is now occupied.

In January 2016, the planning commission approved final site and building plans for a second condominium building, labelled 3 on Scenario #3. The building was not constructed.

In May 2018, the commission approved a minor amendment to the master development plan and final site and building plans for one, larger condominium building. Essentially, the two north-

south oriented building illustrated in Scenario #3 would be combined into one L-shaped building. This building has not been constructed.

Current Proposal

Ron Clark Construction is no longer considering construction of the building approved in 2018. Instead, 14 townhomes are now proposed. Access to the townhomes would be provided via Oakcroft Place, which is a private street. Based on existing topography and the location of existing public utilities, the nine northerly townhomes would be two story buildings, with slab on grade construction. The southerly nine townhomes would be two-story lookout design.



Primary Questions and Analysis

A land use proposal is comprised of many details. These details are reviewed by members of the city's economic development, engineering, fire, legal, natural resources, planning, and public works departments and divisions. The details are then aggregated into a few primary questions or issues. The analysis and recommendations outlined in the following sections of this report are based on the collaborative efforts of this larger staff review team.

- **Is the proposed housing type reasonable?**

Yes. The proposed townhomes are reasonable as:

- ✓ Generally, the LEGACY OAKS development was intended to include a variety of housing options. The proposed townhomes would meet this intent. Specifically, the townhome proposal would be similar to development Scenario #1 original contemplated and approved in 2015.
- ✓ In keeping with the already constructed single-family homes, twinhomes, and condominium buildings, the townhomes have been attractively designed.

- **Is the proposed site design appropriate?**

Yes. The site design is reasonable, as:

- ✓ Much like other sections of the LEGACY OAKS, the proposed site design would create a small neighborhood enclave.

- ✓ The proposed setbacks, impervious surface, and overall site impact would be very similar to the 2018 condominium building.

Staff Recommendation

Recommend the city adopt the resolution approving a minor amendment to the existing master development plan and final site and building plans for LEGACY OAKS 5th ADDITION at 15245 Oakcroft Place.

Originator: Susan Thomas, AICP, Principal Planner
Through: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Properties

	North	South	East	West
Use	Condo Building	Condo Building	Apartment Complex	Twinhomes
Zoning	PUD			
Guide Plan Designation	Medium-Density	Medium-Density	High-Density	Medium-Density

Subject Property

	Existing	Proposed
Use	Vacant	No change
Zoning	PUD	
Guide Plan Designation	Medium-Density	

Purview

The planning commission is tasked with making a recommendation to the city council on the proposed master development plan amendment and final site and building plans. Based on the standards outlined in the zoning ordinance, which is the purview of the planning commission, this means the commission should consider whether:

- The proposal is generally consistent with the previously approved master development plan.
- The plans meet the site and building plan standards, which are outlined in the following section of this report.

Things that are outside of the purview of the planning commission and should not, therefore, influence the commission’s recommendation are:

- Density of the proposal. The medium density classification of the site was already established under the council approved master development plan.
- Affordability. The previously approved master development plan did not require provision of affordable housing. Similarly, affordability is always the purview of the economic development advisory committee and the city council.

- Building and fire code requirements. The city's building official, fire marshal, and various trade officials – electrical, plumbing, and mechanical – are responsible for ensuring compliance with the Minnesota State Building Code and Fire Code.

SBP Standards

By City Code §300.27 Subd.5, when evaluating site and building plans the commission and council must consider compliance with the following seven standards. It is the opinion of city staff that the townhome proposal would meet these standards.

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

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

2. Consistency with the zoning ordinance;

Finding: The proposal is generally consistent with the PUD master development plan (ordinance) adopted for the larger LEGACY OAKS site, which included a variety of construction scenarios for this specific site.

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

Finding: The larger LEGACY OAKS development altered the natural state of the site. However, the level of alteration was necessary to achieve the city's dual goals of maintaining the site's medium density designation and achieving density through a variety of housing types. The specific site under consideration was previously graded and is no longer in a natural state.

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

Finding: The proposal would result in a harmonious relationship of buildings and open space. The location of housing types within LEGACY OAKS was carefully considered, with visual density of the site increasing as the development moves from northwest to southeast. The proposed townhomes would be located in proximity to two existing condominium buildings and across the

street from an existing apartment complex.

5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:
 - a) An internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors and the general community;
 - b) The amount and location of open space and landscaping;
 - c) Materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and
 - d) Vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.

Finding: The proposed building orientation around a private street would create a small neighborhood enclave. The street and northerly sidewalk would provide not only access to new homes, but connectivity between neighborhoods. General planning principals suggest such connectivity benefits vehicle and pedestrian movement, the provision of public services and sense of community.

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

Finding: Energy conservation will be promoted through the southerly exposure enjoyed by many of the proposed units. The city cannot legally require specific items that exceed those requirements of the state building code.

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

Finding: The larger LEGACY OAKS development visually and physically altered the site. However, appropriate setback, stormwater and connectivity provisions were put into place to

mitigate such alteration. The proposal would complete the residential development previously approved.

Setbacks, Etc.

The existing master development plan serves as the development guide for the site. The proposed plans are generally consistent with the master development plan and the most recently approved condominium building. The following is intended for informational purposes only.

		Condo (2018)	Townhome (Proposed)
Units		38 units	14 units
Stories		3 stories	2 stories
Setbacks	North	7 ft	16 ft foundation, 10 ft porch/deck
	South	43 feet	50 ft foundation, 40 ft porch/deck
	East	25 ft	25 ft
	West	12 ft foundation, 10 ft cantilever area	12 ft foundation, varies porch/deck

Access

The plans originally submitted by the applicant included two private street connections, one to Oakcroft Place and one to Parkers Lake Road. The Parkers Lake Road connection was removed at the direction of city staff based on: (1) a general policy of minimizing access points onto arterial and collector streets wherever feasible; and (2) distances between the existing Oakcroft Place and Wylewood Condominium building driveway.

Parking

As proposed, four parking spaces would be available for every unit – two interior garage spaces and two driveway spaces. In addition, four parking stalls would be available in the southwest corner of the site and on Bellwether Path to the west. The proposal meets parking requirements.

Final Plat

The city council will consider a final plat for LEGACY OAKS 5th ADDITION at a future meeting. The council will act on the master development plan amendment and final site and building plans at the same time.

Motion Options

The planning commission has three options:

1. Concur with the staff recommendation. In this case a motion should be made recommending the city council adopt the resolution approving the amendment and final site and building plans.
2. Disagree with staff's recommendation. In this case, a motion should be recommending the city council deny the proposal. This motion should include findings for denial.

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

**Neighborhood
Comments**

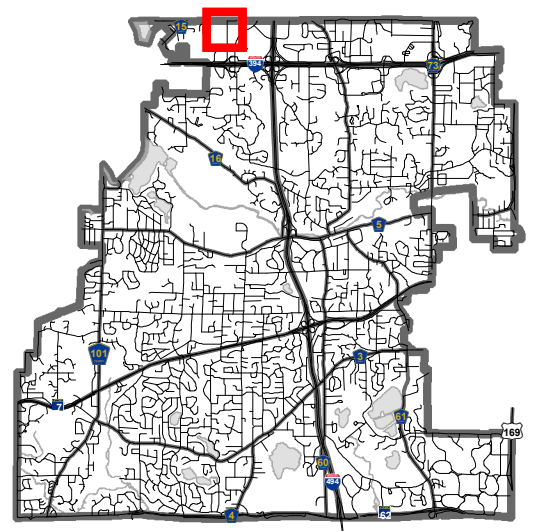
Notice was sent to 531 area property owners. The city has received no written comments to date.

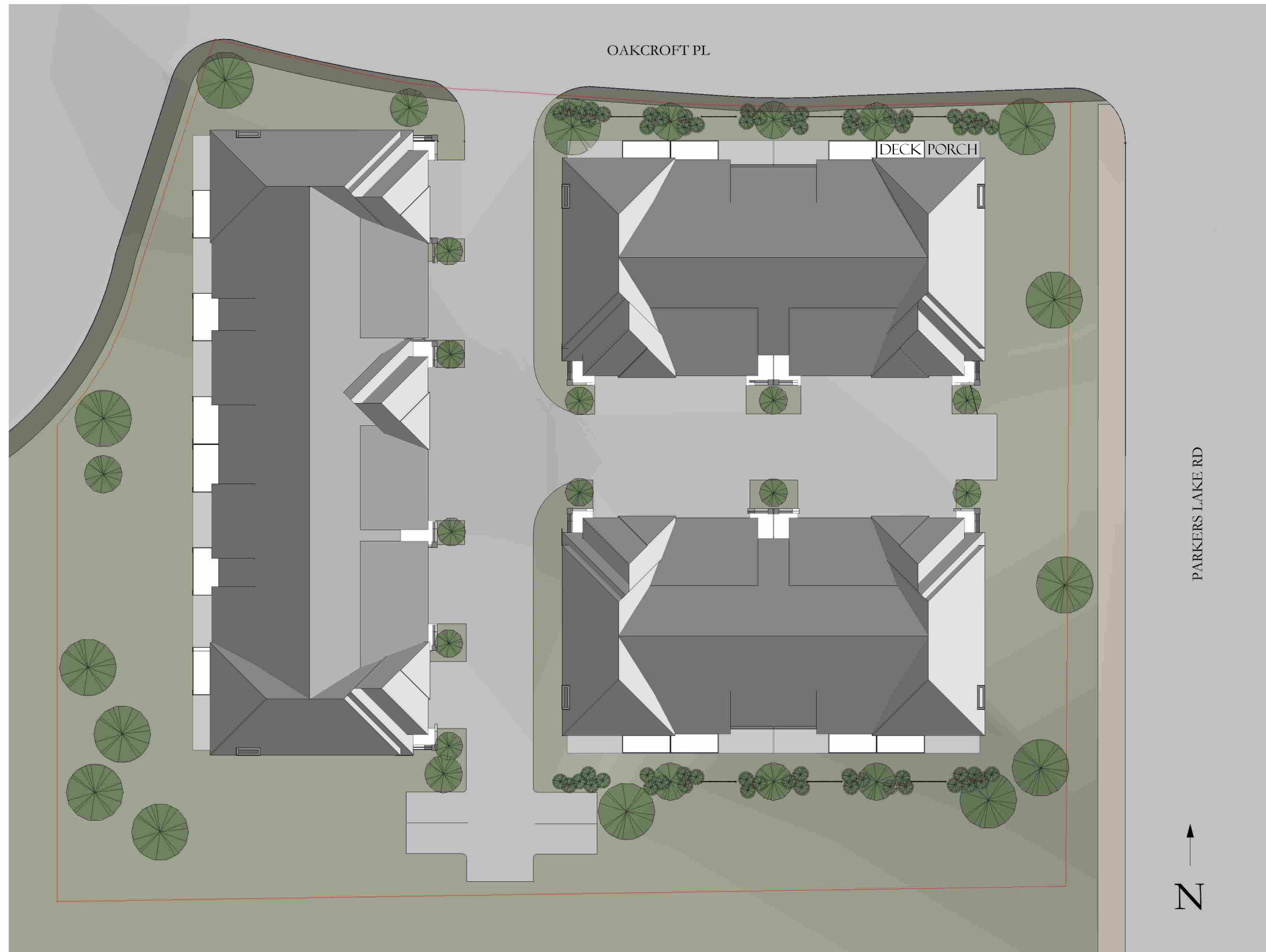
Deadline for Action

May 4, 2020



Location Map
 Project: Legacy Oaks 5th Addition
 Address: 15425 Oakcroft PI





SITE PLAN SCALE: 1"=30'-0"

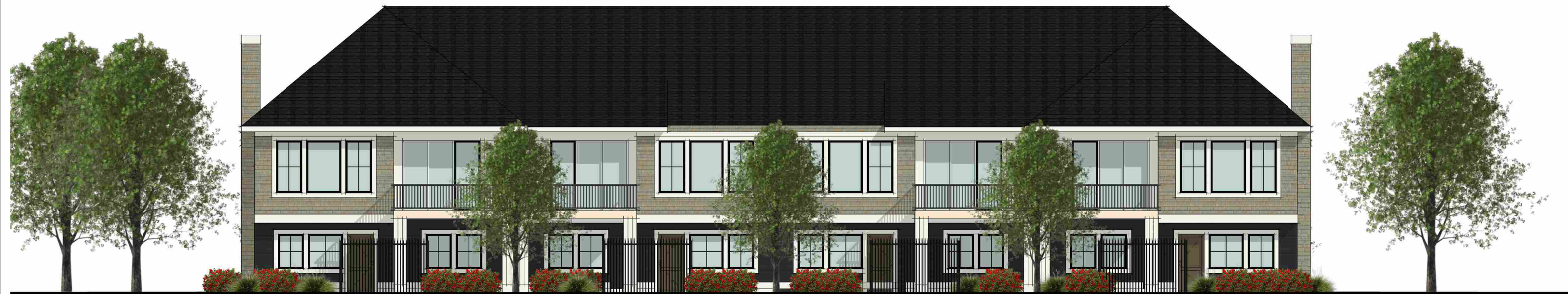
DEVELOPMENT APPLICATION

2.5.20



FRONT ELEVATION

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

DEVELOPMENT APPLICATION

1.24.20



SIDE ELEVATION

SCALE: 1/8"=1'-0"

DEVELOPMENT APPLICATION

1.24.20

WHITTEN ASSOCIATES, INC.

LEGACY TOWNHOMES, MINNETONKA, MN

RON CLARK CONSTRUCTION



PERSPECTIVE VIEW

NO SCALE

DEVELOPMENT APPLICATION

1.24.20

WHITTEN ASSOCIATES, INC.

LEGACY TOWNHOMES, MINNETONKA, MN

RON CLARK CONSTRUCTION



PERSPECTIVE VIEWS

NO SCALE

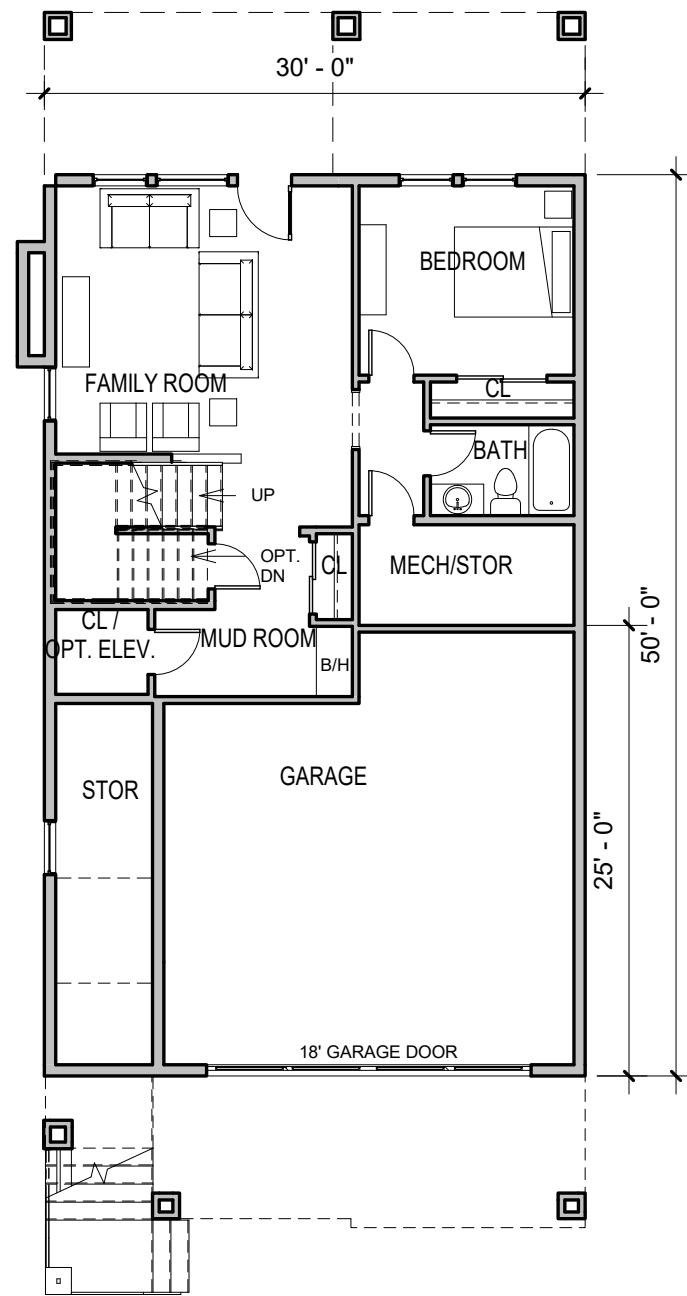
DEVELOPMENT APPLICATION

1.24.20

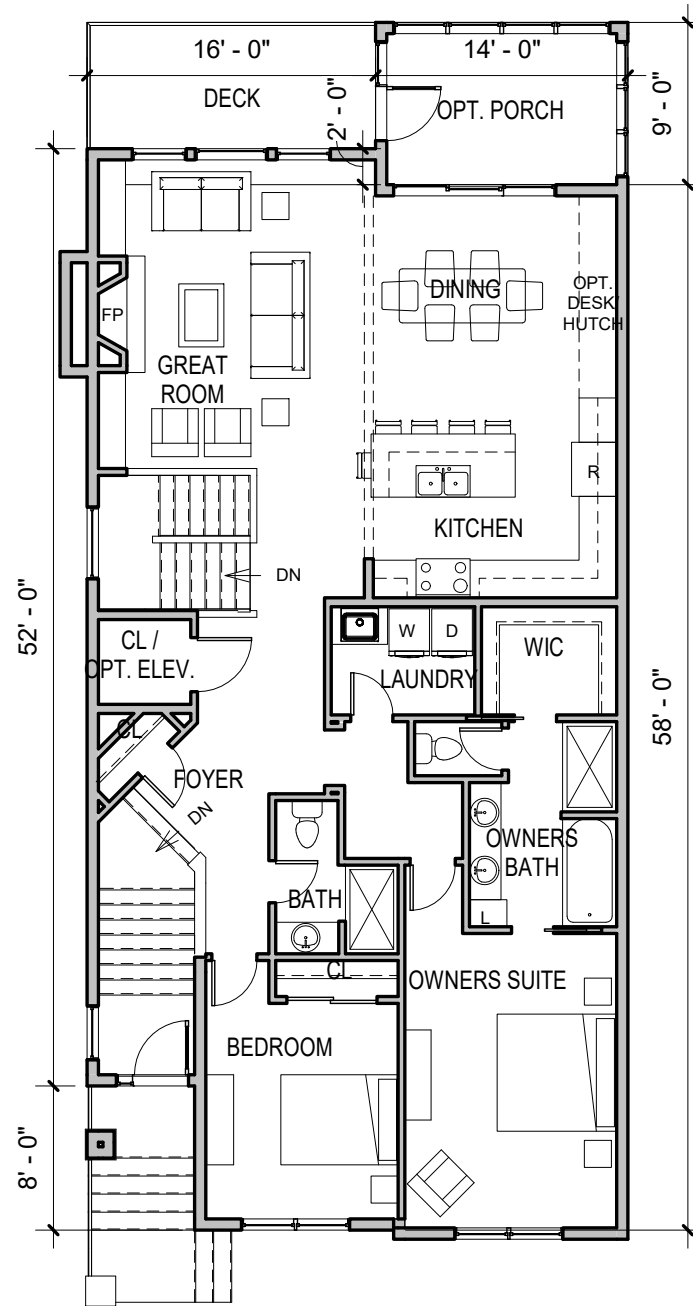
WHITTEN ASSOCIATES, INC.

LEGACY TOWNHOMES, MINNETONKA, MN

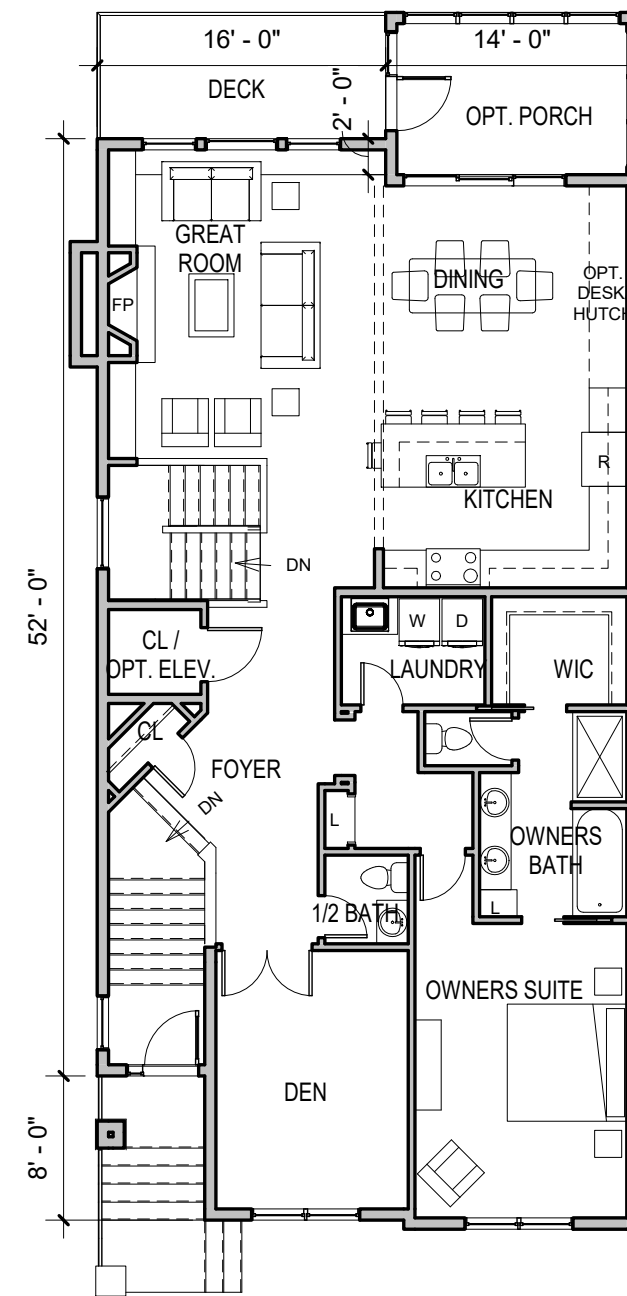
RON CLARK CONSTRUCTION



GARAGE LEVEL PLAN
SCALE: 3/32"=1'-0"



MAIN LEVEL PLAN
SCALE: 3/32"=1'-0"



MAIN LEVEL PLAN ALT.
SCALE: 3/32"=1'-0"

DEVELOPMENT APPLICATION

2.5.20

LEGACY OAKS 5TH ADDITION

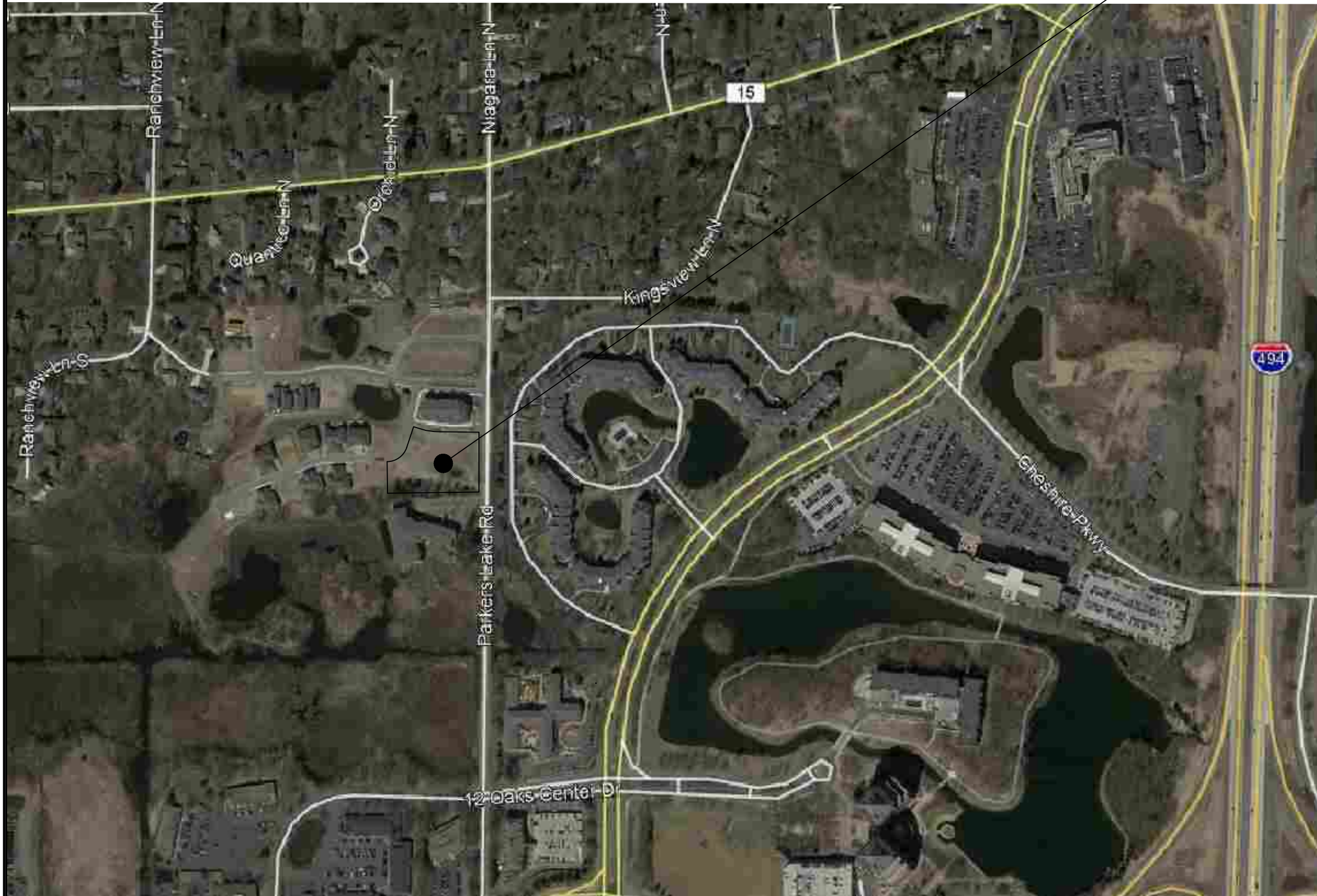
MINNETONKA, MN

OWNER/DEVELOPER
 OAKCROFT ONE, LLC
 MIKE ROEBUCK
 7500 WEST 78TH STREET
 EDINA, MN 55439
 (952)947-3022
 EMAIL MIKE@RONCLARK.COM

ENGINEER
 CAMPION ENGINEERING SERVICES, INC.
 MARTY CAMPION
 1800 PIONEER CREEK CENTER
 MAPLE PLAIN, MN 55359
 PHONE (763) 479-5172
 EMAIL MCAMPION@CAMPIONENG.COM

SURVEYOR
 LANDFORM
 ERIC LINDGREN
 105 5TH AVE SO
 MPLS, MN 55401
 PHONE (612) 638-0230
 EMAIL ELINDGREN@LANDFORM.NET

PROJECT LOCATION



GOVERNING SPECIFICATIONS:

1. THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" LATEST EDITION & SUPPLEMENTS.
2. CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD UTILITIES SPECIFICATIONS. (LATEST EDITION)
3. ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCE WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
4. CITY OF MINNETONKA STANDARD SPECIFICATIONS & DETAILS

NOTES:
 1. ASBUILT LOCATION AND ELEVATION DATA PROVIDED BY LANDFORM.

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	STORM WATER POLLUTION PREVENTION PLAN
7	DETAILS
8	DETAILS
9	DETAILS

DEVELOPMENT APPLICATION

NO.	DATE	DESCRIPTION

CAMPION ENGINEERING SERVICES, INC.

• CIVIL ENGINEERING • LAND PLANNING
 1800 Pioneer Creek Center,
 P.O. Box 249
 Maple Plain, MN 55359
 Phone: 763-479-5172
 Fax: 763-479-4242
 E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Martin P. Campion - Lic. # 19901 Date: 01/10/2020

LEGACY OAKS 5TH ADDITION
OAKCROFT ONE, LLC
MINNETONKA, MN

COVER SHEET	PROJECT NO: 19-051
SHEET NO. 1 OF 9 SHEETS	DATE: 01/10/2020

PROPERTY DESCRIPTION

OUTLOT B, LEGACY OAKS 2ND ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, HENNEPIN COUNTY, MINNESOTA

SURVEY NOTES

- IMPROVEMENTS SHOWN PER SURVEY PERFORMED BY LANDFORM ON MARCH 9TH, 2018 EXPRESSLY FOR THIS PROJECT.
- BEARINGS FOR THIS SURVEY ARE BASED ON THE PLAT OF LEGACY OAKS 2ND ADDITION.
- THIS SITE HAD A SIGNIFICANT AMOUNT OF SNOW COVER AS OF THE DATE OF THE SURVEY. THERE MAY BE IMPROVEMENTS ON THE SITE THAT WERE NOT VISIBLE DUE TO THE EXTREME CONDITIONS AND ARE NOT SHOWN ON THIS SURVEY.
- A WETLAND DELINEATION WAS NOT PERFORMED PRIOR TO THE SURVEY. THERE IS NO OBSERVED EVIDENCE OF WETLAND AREAS ON THE SUBJECT PROPERTY.

DEVELOPER

OAKCROFT ONE, LLC
7500 WEST 78TH STREET
EDINA, MN, 55439
TEL 612/947-3022

MUNICIPALITY

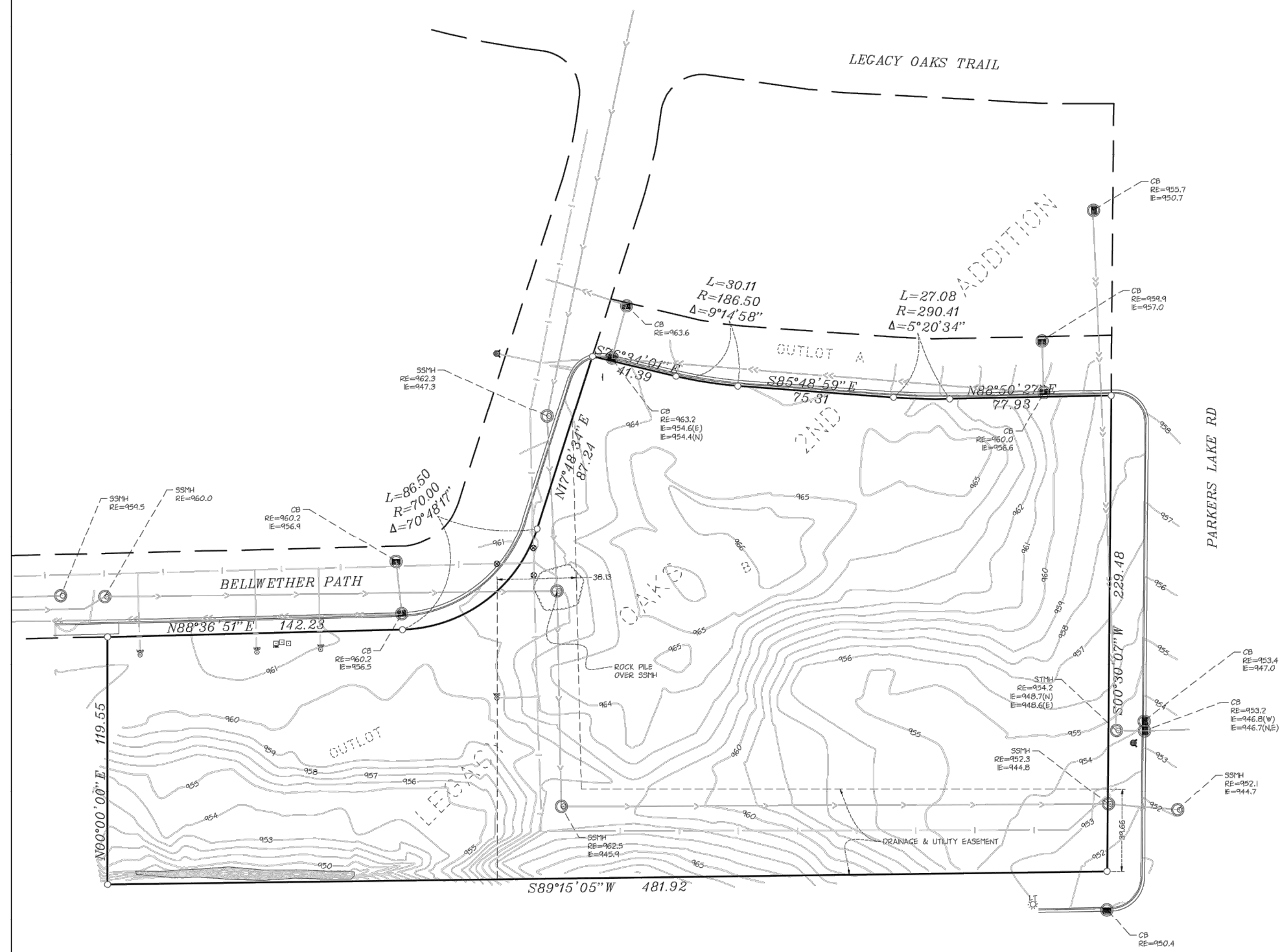


PROJECT

LEGACY OAKS 5TH ADDITION MINNETONKA, MN

SITE SYMBOLS

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
[Symbol]	BUILDING	[Symbol]	GUY WIRE
[Symbol]	CONCRETE SURFACE	[Symbol]	POWERPOLE
[Symbol]	BITUMINOUS SURFACE	[Symbol]	TRANSFORMER
[Symbol]	GRAVEL SURFACE	[Symbol]	AIR CONDITIONER
[Symbol]	PAVING BLOCK / STAMPED CONCRETE	[Symbol]	UTILITY BOX (TV, TEL, ELEC)
[Symbol]	WETLAND	[Symbol]	HAND-HOLE
[Symbol]	WATERS EDGE	[Symbol]	ELECTRIC METER
[Symbol]	CONTOUR	[Symbol]	VAULT
[Symbol]	SPOT ELEVATION	[Symbol]	TRAFFIC BOX
[Symbol]	SOIL BORING	[Symbol]	GAS METER
[Symbol]	CONCRETE CURB	[Symbol]	GAS VALVE
[Symbol]	PEDESTRIAN RAMP	[Symbol]	GUARD POST
[Symbol]	FENCING	[Symbol]	MALBOX
[Symbol]	GUARD RAIL	[Symbol]	TRAFFIC SIGN
[Symbol]	GATE	[Symbol]	FLAG POLE
[Symbol]	SHRUB	[Symbol]	1/2" x 14" IRON PIPE MONUMENT WITH PLASTIC CAP #48176 SET
[Symbol]	TREES	[Symbol]	CAST IRON MONUMENT FOUND
[Symbol]	DENOTES TREE LIMITS	[Symbol]	STONE OR CONCRETE MONUMENT FOUND
[Symbol]	MANHOLE	[Symbol]	R.O.W. MONUMENT FOUND
[Symbol]	CATCH BASIN	[Symbol]	IRON MONUMENT FOUND
[Symbol]	FLARED END SECTION	[Symbol]	P.K. NAIL / CHISELED "X"
[Symbol]	OVERFLOW CONTROL STRUCTURE	[Symbol]	JUDICIAL LANDMARK
[Symbol]	ROOF DRAIN	[Symbol]	STORM SEWER
[Symbol]	VENT	[Symbol]	SANITARY SEWER
[Symbol]	CLEANOUT	[Symbol]	WATER MAIN
[Symbol]	FIRE HYDRANT	[Symbol]	UNDERGROUND GAS MAIN
[Symbol]	WATER VALVE / CURB STOP	[Symbol]	UNDERGROUND TELEPHONE
[Symbol]	FIRE DEPT. CONNECTION	[Symbol]	OVERHEAD TELEPHONE
[Symbol]	POST INDICATOR VALVE	[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	WELL	[Symbol]	OVERHEAD UTILITY
[Symbol]	LIGHT POLE	[Symbol]	UNDERGROUND FIBER OPTIC
[Symbol]	BUILDING ENTRANCE	[Symbol]	UNDERGROUND CABLE T.V.
[Symbol]		[Symbol]	RESTRICTED ACCESS
[Symbol]		[Symbol]	TITLE ITEM NUMBER
[Symbol]		[Symbol]	BEARING & DISTANCE PER PLAT OR DEED



CERTIFICATION

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

Eric B. Lindgren
Eric B. Lindgren

License Number: **48176**
Date: **03/20/2018**

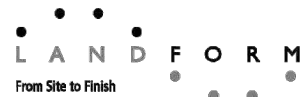
IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED RESPONSIBILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

REVISION HISTORY

DATE	REVISION	REVIEW
20 MARCH 2018	SUBMITTAL	EBL

PROJECT MANAGER REVIEW

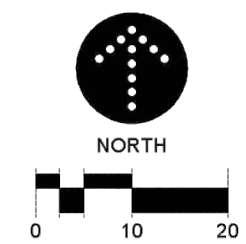
BY: EBL DATE: 03/20/2018



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

FILE NAME: VEBKRC131021.DWG
PROJECT NO.: RCC131021

EXISTING CONDITIONS



RECEIVED DATE FEB. 6, 2020

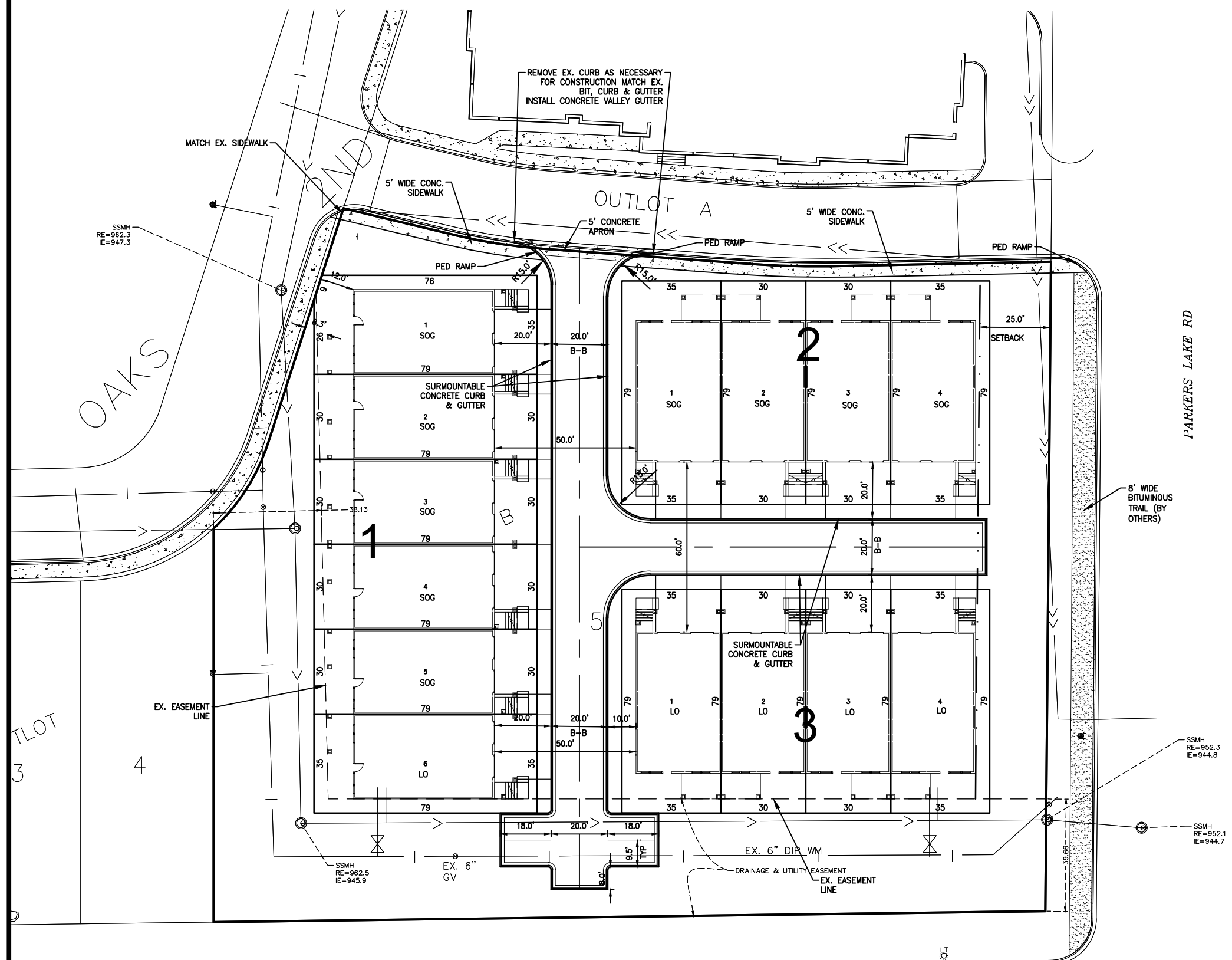
- NOTES:
- BOUNDARY AND EXISTING CONDITION INFORMATION PER SURVEY PREPARED BY LANDFORM.
 - ALL EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, CONCRETE APRONS AND STOOPS.
 - ALL PAVEMENT STRIPING SHALL BE 4" WIDE LINES, STRIPED USING HIGH VISIBILITY TRAFFIC AND HIGHWAY APPROVED WHITE PAINT. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS FOR ALL HANDICAP PARKING AND ACCESS ASLES.
 - DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF SIDEWALK OR EXTERIOR BUILDING UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE INDICATED ON THE PLAN, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND CONCRETE DRIVES. CONTROL JOINT MAXIMUM SPACING: WALKS - 8' O.C., ALL OTHERS - 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM SPACING: WALKS - 24' O.C., ALL OTHERS - 40' O.C. DOWEL ALL EXPANSION JOINTS - MAXIMUM 24' O.C.
 - PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL LOCATIONS WHERE SIDEWALK MEETS CURB.
 - WHEN DOING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL COORDINATE THE REMOVAL LIMITS WITH THE CITY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SIDEWALKS AND ACCESS ROUTES MEET ADA AND MNDOT GUIDELINES FOR ACCESSIBILITY.
 - CONTRACTOR SHALL VERIFY CONDUIT REQUIREMENTS FOR POWER AND IRRIGATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE FIRE MARSHAL THE LOCATION OF FIRE LANE SIGNAGE AND CURB MARKINGS (IF NEEDED).
 - ALL NEW UTILITIES SHALL BE UNDERGROUND. COORDINATE LOCATIONS WITH UTILITY PROVIDERS.
 - SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2%. ANY SIDEWALK EXCEEDING 2% CROSS SLOPE MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
 - ALL EXISTING CURB CUTS SHALL BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.

- GENERAL NOTES:
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL THE CONTRACTOR HAS REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
 - WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS.

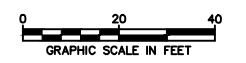
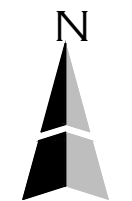
LOT AREA = 66,855 SF / 1.53 ACRES

SETBACKS:
FROM PARKERS LAKE ROAD = 25'
BELLWETHER PATH = 8'

SOG = SLAB ON GRADE
LO = LOOKOUT



PARKERS LAKE RD



DEVELOPMENT APPLICATION

NO.	DATE	DESCRIPTION
1	02/05/2020	PER CITY REVIEW

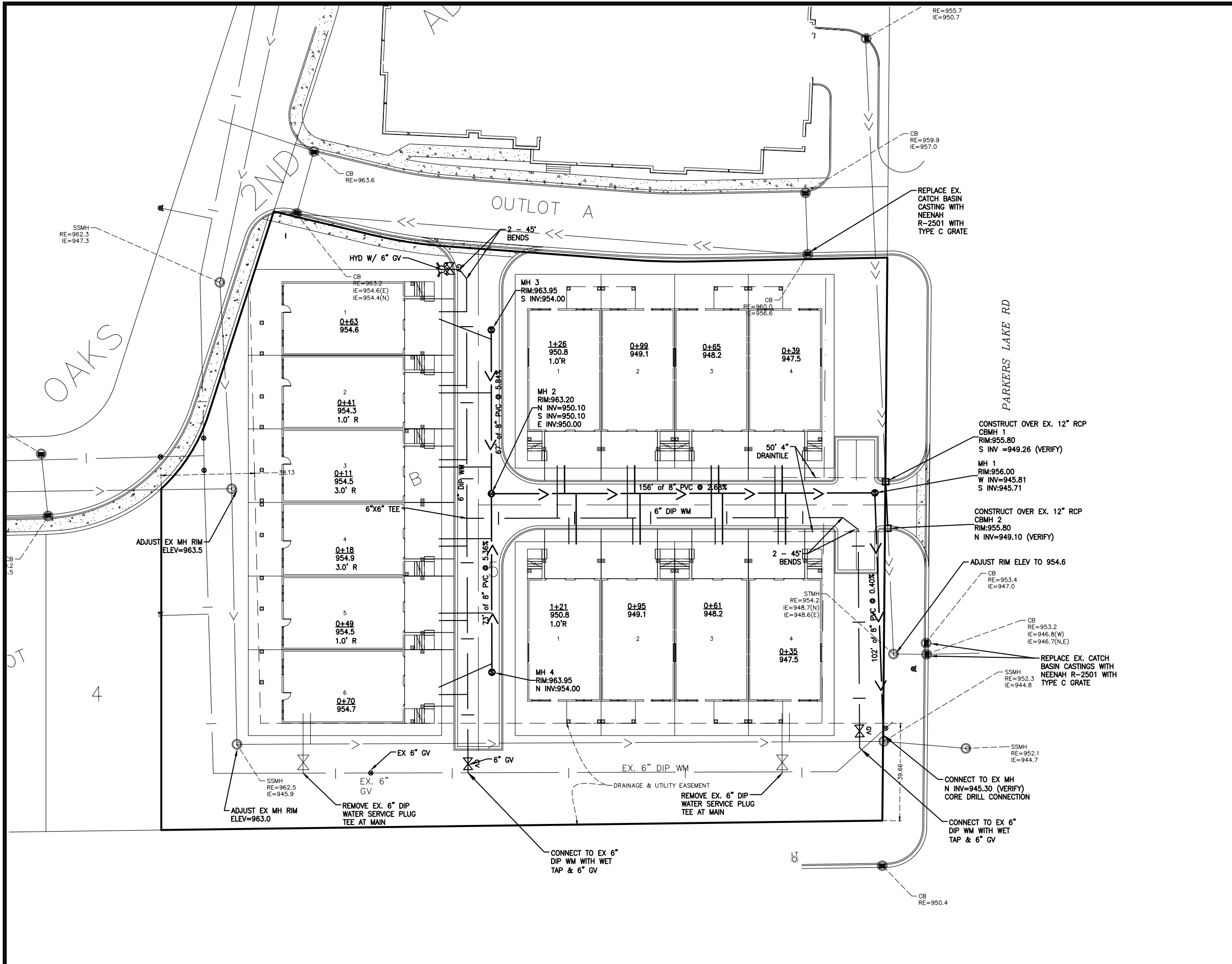
CAMPION ENGINEERING SERVICES, INC.
 1800 Pioneer Creek Center,
 P.O. Box 249
 Maple Plain, MN 55359
 Phone: 763-479-5172
 Fax: 763-479-4242
 E-Mail: mcampion@campioneng.com

• CIVIL ENGINEERING • LAND PLANNING

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Martin P. Campion - Lic. # 19901 Date: 02/05/2020

LEGACY OAKS 5TH ADDITION
OAKCROFT ONE, LLC
MINNETONKA, MN

SITE PLAN	PROJECT NO: 19-051
SHEET NO. 3 OF 9 SHEETS	DATE: 01/10/2020



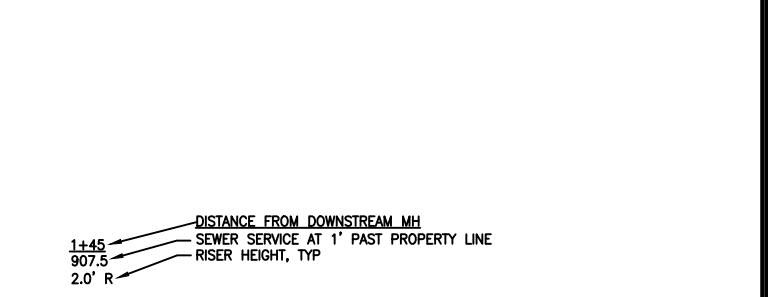
- SANITARY SEWER AND WATERMAIN NOTES:**
1. ALL WATERMAIN SHALL BE 6" DIP WITH 8 MIL POLYETHYLENE WRAP (IF DEEMED NECESSARY).
 2. ALL WATERMAIN SHALL HAVE 7.5 FEET MINIMUM COVER.
 3. ALL HYDRANTS SHALL BE INSTALLED WITH 7.5 BURY.
 4. WATERMAIN NUTS AND BOLTS SHALL BE COR-BLU.
 5. 8" PVC SANITARY SEWER LESS THAN 16 DEEP SHALL BE SDR 35. 16"-28" DEEP SHALL BE SDR 26.
 6. SANITARY SEWER SERVICES SHALL BE 6" PVC SDR 26.
 7. WATER SERVICES SHALL BE 1 1/2" TYPE 'K' COPPER.
 8. CURB STOPS SHALL BE COVERED WITH METER BOX COVER (FORD A -1 OR APPROVED EQUAL).
 9. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS -FIELD MANUAL- LATEST REVISION.
 10. EXISTING UTILITY LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
 11. SANITARY SEWER SERVICE SHALL BE EXTENDED 1' INTO PROPERTY.
 12. CURB STOP FOR ALL SERVICES SHALL BE INSTALLED 1' INTO PROPERTY.
 13. CONTRACTOR SHALL MARK END OF SANITARY SERVICE WITH STEEL 'T' POST.
 14. TRACER WIRES SHALL BE INSTALLED ALONG ALL SANITARY AND WATER SERVICE LINES.
 15. CONTRACTOR SHALL JET AND VACUUM (IF REQUIRED BY CITY) AND TELEWISE ALL SANITARY MAINS AFTER MANHOLES HAVE BEEN ADJUSTED TO BASE COURSE AND PRIOR TO ACCEPTANCE BY THE CITY. THE CITY ENGINEER SHALL BE PROVIDED WITH 2 COPIES OF THE TELEVISING DVD'S.
 16. CURB BOXES SHALL BE MARKED WITH A STEEL FENCE POST.
 17. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS.
 18. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. SUPPORTING STRUCTURES, IF REQUIRED, SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
 19. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
 20. EXISTING CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES SHALL BE IDENTIFIED BY THE CONTRACTOR AND THESE SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION BY THE CONTRACTOR. ONCE CONSTRUCTION HAS BEGUN, ALL DAMAGE TO UNDERGROUND UTILITIES WILL BE ASSUMED TO HAVE BEEN CAUSED BY THE CONTRACTOR, AND REPAIRS NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 21. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND THE PROJECT ENGINEER 48 HOURS PRIOR TO STARTING WORK OR AS REQUIRE BY THE CITY.
 22. THE CONTRACTOR SHALL KEEP ACCESS ROADS CLEAR OF SOIL OR OTHER DEBRIS, AND PERFORM DAILY STREET CLEANING AS REQUIRED. POSITIVE DRAINAGE, CONTROLLED WITH EROSION CONTROL AND EROSION PREVENTION MEASURES AS REQUIRED SHALL BE PERFORMED.
 23. THE OWNER SHALL PAY FOR ALL COMPACTION TESTING. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENT AT THE CONTRACTOR'S EXPENSE.

- STORM SEWER NOTES:**
1. ALL STORM SEWER SHALL BE RCP CLASS 3 UNLESS OTHERWISE NOTED.
 2. INSTALL SILT FENCE AT BACK OF CURB IMMEDIATELY AFTER BACKFILLING.
 3. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15'. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05'. RIM ELEVATIONS SHOWN ON PLAN REPRESENT SUMPED ELEVATIONS.
 4. EXTENTS OF DRAINTILE SHALL BE VERIFIED IN THE FIELD BY THE CITY ENGINEER BASED UPON SITE CONDITIONS.

- STREET NOTES:**
1. SIDEWALKS SHALL BE 6" THICK.

STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE SIZE	CASTING
CBMH 1	48"Ø	NEENAH R 3250-1
CBMH 2	48"Ø	NEENAH R 3250-1



NO.	DATE	DESCRIPTION

CAMPION ENGINEERING SERVICES, INC.
 1800 Pioneer Creek Center,
 P.O. Box 249
 Maple Plain, MN 55359
 Phone: 763-479-5172
 Fax: 763-479-4242
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● CIVIL ENGINEERING ● LAND PLANNING

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 Martin P. Campion - Lic. # 19901 Date: 01/10/2020

LEGACY OAKS 5TH ADDITION
OAKCROFT ONE, LLC
MINNETONKA, MN

DEVELOPMENT APPLICATION

UTILITY PLAN	PROJECT NO: 19-051
SHEET NO. 4 OF 9 SHEETS	DATE: 01/10/2020

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

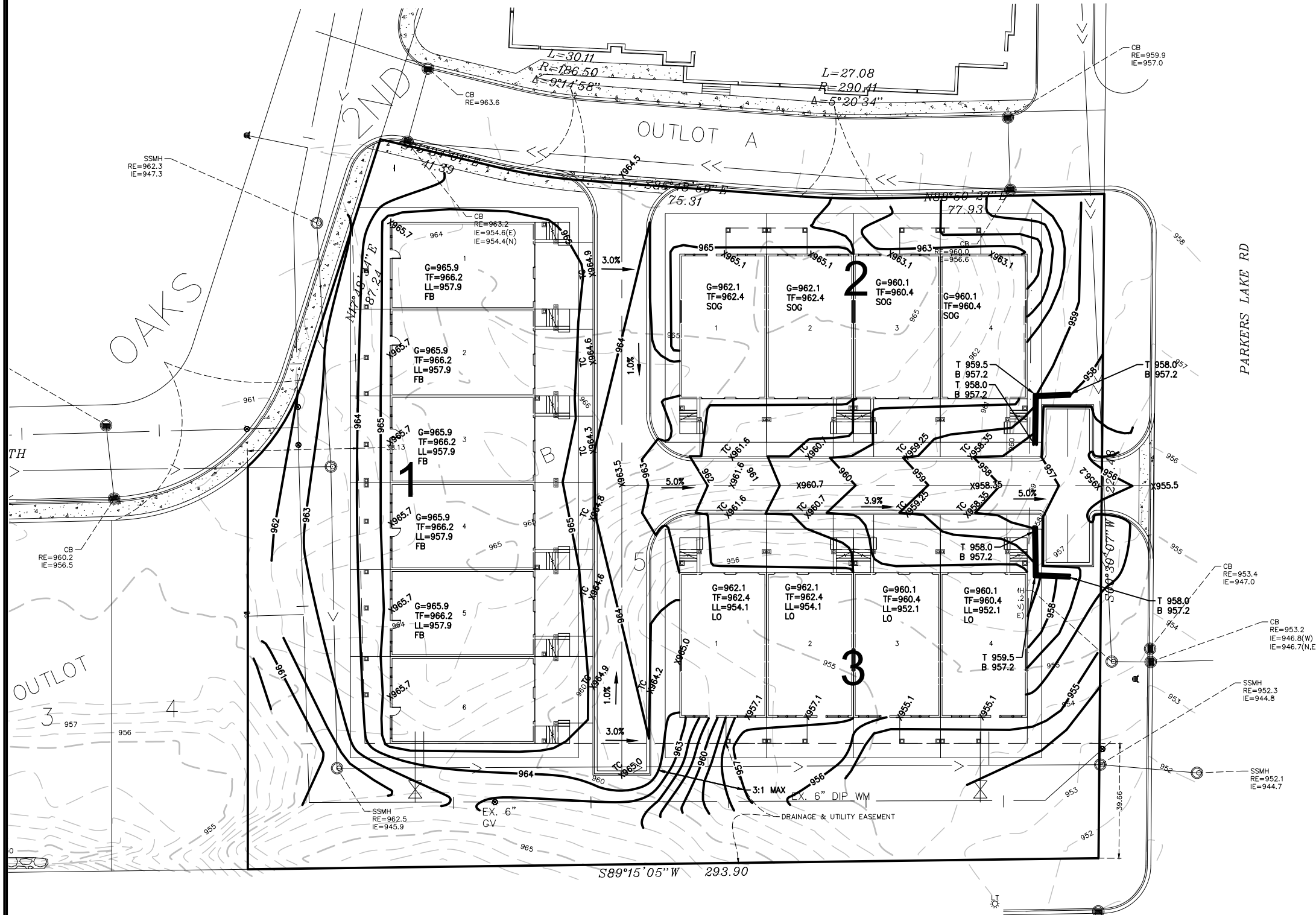
GENERAL NOTES

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- THE CONTRACTOR MUST CONTACT ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL (1-800-252-1166).
- THE CONTRACTOR SHALL MARK THE LOCATIONS OF EXISTING GATE VALVES AND MANHOLES WITH STEEL FENCE POSTS PRIOR TO BEGINNING GRADING.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- THE CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES PROHIBITED OUTSIDE THE CONSTRUCTION BOUNDARIES INCLUDE, BUT ARE NOT LIMITED TO: STOCKPILING SOILS AND OTHER MATERIAL, STORING EQUIPMENT OR OTHER MACHINERY, DRIVING VEHICLES, LEAKING OR SPILLING OF ANY "WASHOUT" OR OTHER TOXIC MATERIALS.
- ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTES AND INSPECTIONS WITH THE SOILS ENGINEER.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A TEST ROLL WILL BE REQUIRED ON THE SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER AND AS SPECIFIED.
- THE EXISTING TOPSOIL ON THIS SITE VARIES IN DEPTH. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL SURFACE VEGETATION AND ANY TOPSOIL OR OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL BE REMOVED FROM THE STREET, AND BUILDING PAD AREAS PRIOR TO PLACEMENT OF ANY EMBANKMENT IN ACCORDANCE WITH THE SOILS REPORT AND RECOMMENDATION OF THE SOILS ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE STREET OR BUILDING PAD AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT 2105.3F2 OR AS DIRECTED BY THE SOILS ENGINEER.
- EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. EMBANKMENT MATERIAL PLACED IN THE STREET SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MN/DOT 2105.3F1. EMBANKMENT MATERIAL PLACED IN THE BUILDING PAD AREA SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT.
- TOLERANCES:
 - THE STREET SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.20 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/4 INCH OF THE SPECIFIED THICKNESS.
- ALL DISTURBED UNSURFACED AREAS ARE TO IMMEDIATELY RECEIVE FOUR INCHES OF TOPSOIL, SEED AND MULCH AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.

CAUTION NOTES:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.



NO.	DATE	DESCRIPTION

CAMPION ENGINEERING SERVICES, INC.
 CIVIL ENGINEERING • LAND PLANNING
 1800 Pioneer Creek Center,
 P.O. Box 249
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 Martin P. Campion - Lic. # 19901 Date: 01/10/2020

LEGACY OAKS 5TH ADDITION
OAKCROFT ONE, LLC
MINNETONKA, MN

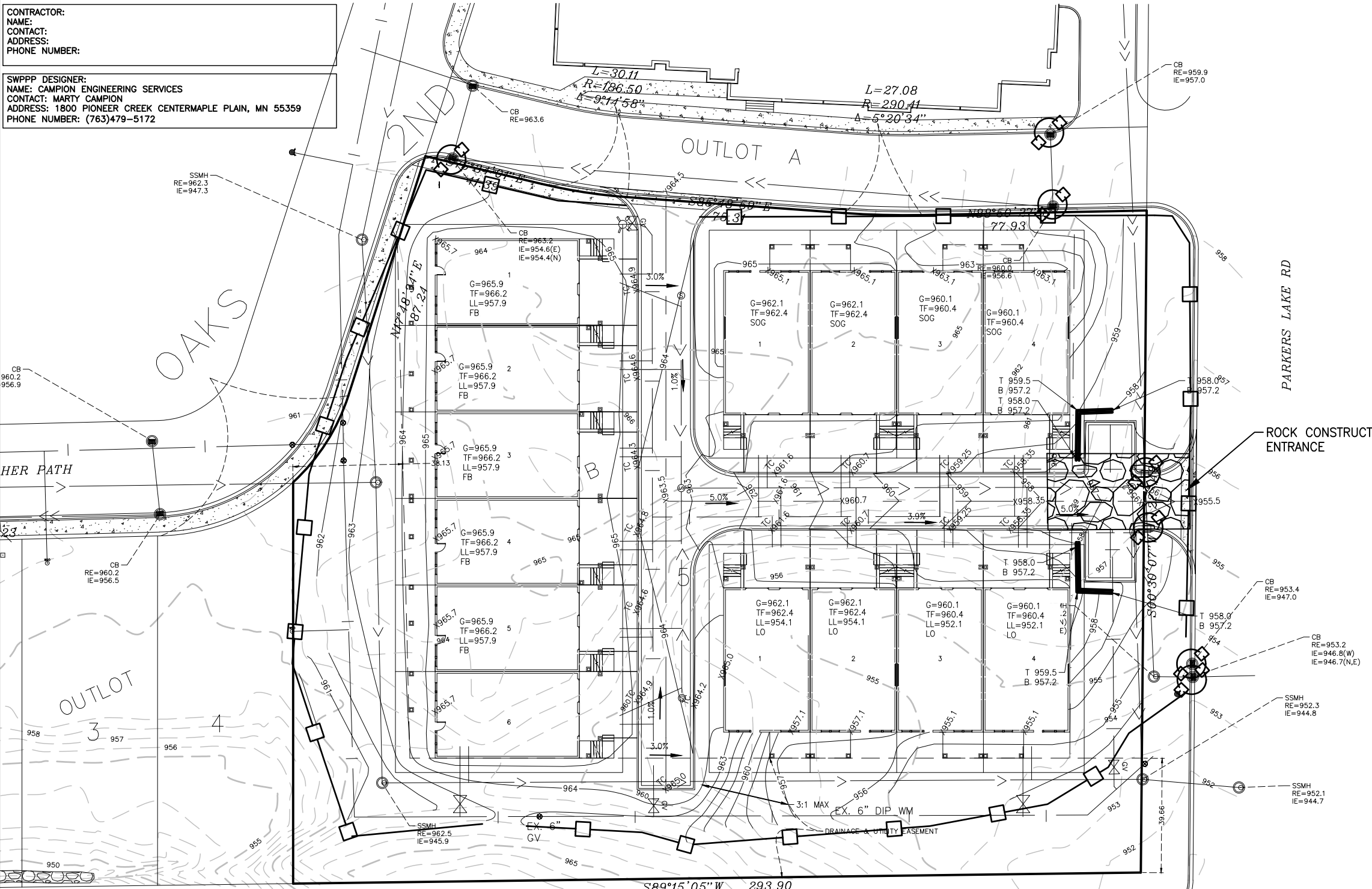
DEVELOPMENT APPLICATION		PROJECT NO:
GRADING PLAN		19-051
SHEET NO. 5 OF 9 SHEETS		DATE: 01/10/2020

OWNER:
 NAME: OAKCROFT ONE, LLC
 CONTACT: MIKE ROEBUCK
 ADDRESS: 7500 WEST 78TH STREET EDINA, MN 55439
 PHONE NUMBER: (952)947-3022

EROSION CONTROL INSTALLER:
 NAME:
 CONTACT:
 ADDRESS:
 PHONE NUMBER:

CONTRACTOR:
 NAME:
 CONTACT:
 ADDRESS:
 PHONE NUMBER:

SWPPP DESIGNER:
 NAME: CAMPION ENGINEERING SERVICES
 CONTACT: MARTY CAMPION
 ADDRESS: 1800 PIONEER CREEK CENTERMAPLE PLAIN, MN 55359
 PHONE NUMBER: (763)479-5172



EROSION/SILTATION CONTROL

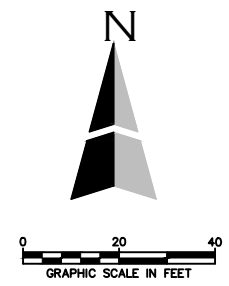
1. ALL EROSION CONTROL AND SILTATION CONTROL WILL COMPLY WITH MINNESOTA'S BEST MANAGEMENT PRACTICES MANUAL AND REGULATIONS OF THE CITY.
2. THE CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL REQUIREMENTS OF THE MPCA NPDES PHASE II PERMIT FOR CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO: WEEKLY EROSION CONTROL INSPECTIONS, INSPECTION AFTER 0.5" RAINFALL OR MORE AND DOCUMENTATION OF ALL CORRECTIVE MEASURES. BY BEGINNING CONSTRUCTION, THE CONTRACTOR ACKNOWLEDGES THE TERMS OF THIS PERMIT AND AGREES TO ABIDE BY THEM.
3. THE CONTRACTOR SHALL PERFORM ANY CORRECTIVE MEASURES ORDERED BY THE CITY OR THE MPCA WITHIN 24 HOURS OF NOTIFICATION. ALSO, ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY EITHER THE CITY OR THE MPCA SHALL BE INSTALLED WITHIN 24 HOURS OF NOTIFICATION.
4. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT, IN TEMPORARY SEDIMENTATION BASINS, OR IN EXISTING STORM SEWERS OR SWALE'S SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED. REMOVAL FROM EXISTING PAVEMENTS SHALL BE ACCOMPLISHED BY SWEEPING.
5. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION INCLUDING BUT NOT LIMITED TO ROCK ENTRANCES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY, AT HIS/HER OPTION DIRECT THE CONTRACTOR IN HIS/HER METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS.
6. ANY DEPOSITING OF SILT IN SWALES OR EXISTING STORM SEWER SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. THE SILT FENCES SHALL BE REMOVED AND THE SILT REMOVED FROM THE PONDING AREAS BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH AND THE MONITORING REQUIREMENTS OF THE MPCA PERMIT.
8. ALL DISTURBED AREAS, EXCEPT ROADWAYS, BUILDING AREAS, AND SIDEWALK, SHALL BE RESTORED WITH A MINIMUM 4 INCHES TOPSOIL, SEEDED AND MULCHED (TYPE I). SEEDING SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATION 2575, SEED MIX 22-111 @ 40 LBS/ACRE (OR APPROVED EQUAL). THE FILTRATION BASIN SHALL BE SEEDED WITH SEED MIX 35-241. DORMANT SEEDING AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH MNDOT SPECIFICATIONS, STRAW MULCHING QUANTITY SHALL BE TWO TONS PER ACRE, FERTILIZER (10-10-20) SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE (CAN BE OMITTED IN LANDSCAPED AREAS IF LANDSCAPED SEEDING IS DONE CONCURRENTLY). MNDOT SEED MIX 21-113 APPLIED AT A RATE OF 110 LBS/ACRE SHALL BE USED FOR TEMPORARY SEEDING IF NEEDED.
9. CONSTRUCTION SHALL PROCEED IN THE FOLLOWING SEQUENCE:
 - a. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY.
 - b. INSTALL EROSION CONTROL MEASURES AND ROCK CONSTRUCTION ENTRANCE.
 - c. CONTACT CITY FOR APPROVAL OF EROSION CONTROL INSTALLATION.
 - d. MAINTAIN EROSION MEASURE, I.E. SILT FENCE, ROCK CONSTRUCTION ENTRANCE.
 - e. MAINTAIN ALL SEDIMENTATION PONDS. COMPLETE SITE GRADING TOLERANCING.
 - f. INSTALL SEED AND MULCH ON AREAS THAT ARE NOT TO BE HARD SURFACES.
10. ALL STORM SEWER INLETS AND FLARED END SECTIONS SHALL BE ADEQUATELY PROTECTED BEFORE AND AFTER PAVEMENT CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE STABILIZED. CONTRACTOR SHALL PLACE MIRAFI FABRIC AND GRAVEL OVER ALL CATCH BASIN GRATE INLETS UNTIL PAVING SURFACES ARE PAVED AND THE LANDSCAPING IS COMPLETED.
11. STOCKPILE AREAS WHICH REMAIN ON THE SITE FOR MORE THAN SEVEN DAYS SHALL BE SEEDED, MULCHED, AND SURROUNDED BY SILT FENCE.
12. BIO LOGS SHALL BE INSTALLED AT PIPE INLETS AND OUTLETS UNTIL RIPRAP IS INSTALLED. PERMANENT ENERGY DISSIPATORS SHALL BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
13. EROSION AND SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE UNTIL THE SITE SOILS HAVE BEEN PERMANENTLY STABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.
14. ALL STOCKPILES OF SOIL OR OTHER MATERIALS SUBJECT TO EROSION BY WIND OR WATER SHALL BE COVERED, VEGETATED, ENCLOSED, FENCED ON THE DOWN GRADIENT SIDE OR OTHERWISE EFFECTIVELY PROTECTED FROM EROSION IN ACCORDANCE WITH THE AMOUNT OF TIME THE MATERIAL WILL BE ON SITE AND THE MANNER OF ITS PROPOSED USE.
15. LOCATION OF CONCRETE WASHOUT AND HAZARDOUS MATERIALS STORAGE SHALL BE DETERMINED PRIOR TO START OF CONSTRUCTION. THE SWPPP WILL BE UPDATED AND LOCATIONS ADDED AT THAT TIME.
16. TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION AND SHALL BE COMPLETED NOT LATER THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED IMMEDIATELY MEANS TAKING AN ACTION TO COMMENCE STABILIZATION AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE WORK DAY, FOLLOWING THE DAY WHEN THE EARTH-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIMEFRAME.
17. THE CONTRACTOR SHALL PROVIDE AND INSTALL A SWPPP MAILBOX (INCIDENTAL).




EROSION CONTROL BLANKET REQUIREMENTS

1. TEMPORARY EROSION BLANKET SHALL BE BIODEGRADABLE DOULBE-NET STRAW (NORTH AMERICAN GREEN S150 OR APPROVED EQUAL) AND EROSION MATS SHALL HAVE A MINIMUM FUNCTIONAL LONGEVITY OF 10 MONTHS.
2. EROSION BLANKET PLACED ON SLOPES 3:1 OR GREATER SHALL BE ROLLED DOWN SLOPE AND WITH 4" MINIMUM LAP AND STAPLED AT 1' O.C.
3. CONSTRUCT A 6"x12" ANCHOR TRENCH 3' BEYOND CREST AND TOE OF SLOPE. STAPLE EROSION BLANKET IN TRENCH AT 1' 0

EROSION CONTROL QUANTITIES:

SITE RESTORATION = 0.5 AC
 SILT FENCE = 880 LF
 INLET PROTECTION = 7 EA
 ROCK CONSTRUCTION ENTRANCE = 1 EA



-  DENOTES INLET PROTECTION
-  DENOTES ROCK CONSTRUCTION ENTRANCE
-  DENOTES SILT FENCE

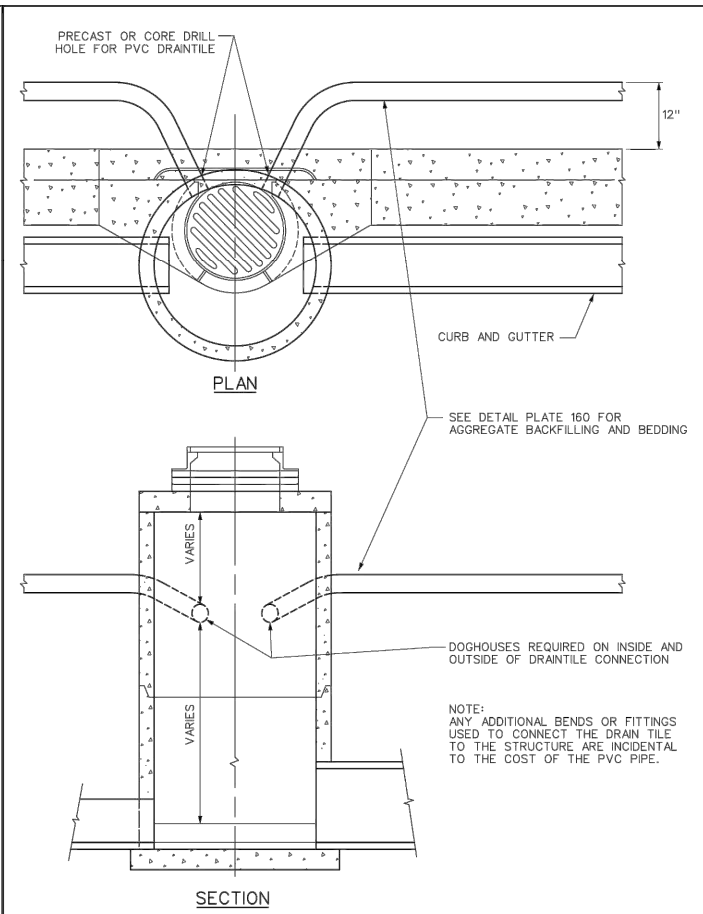
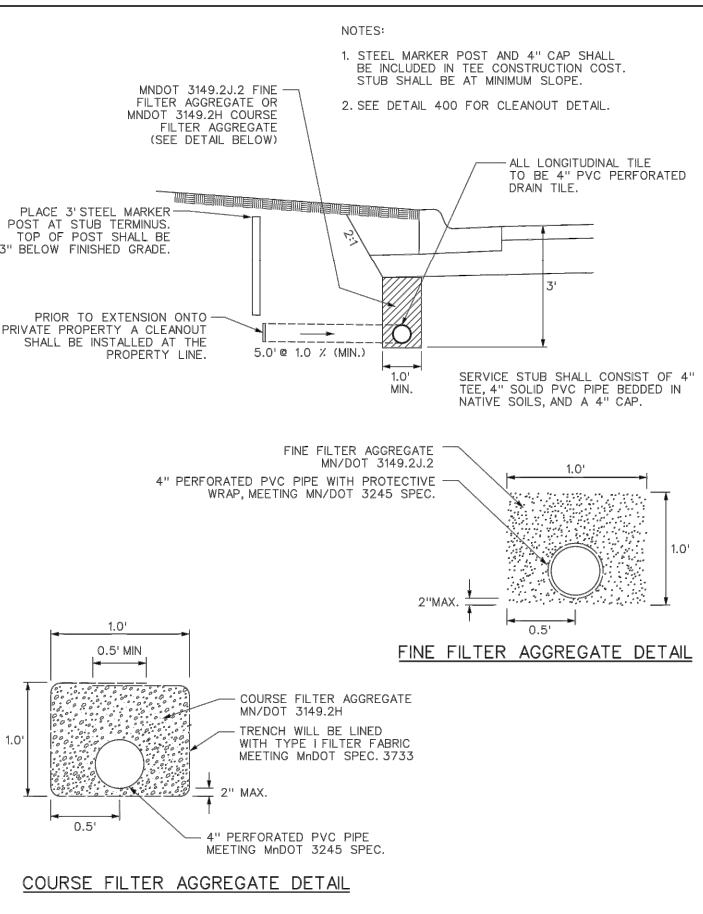
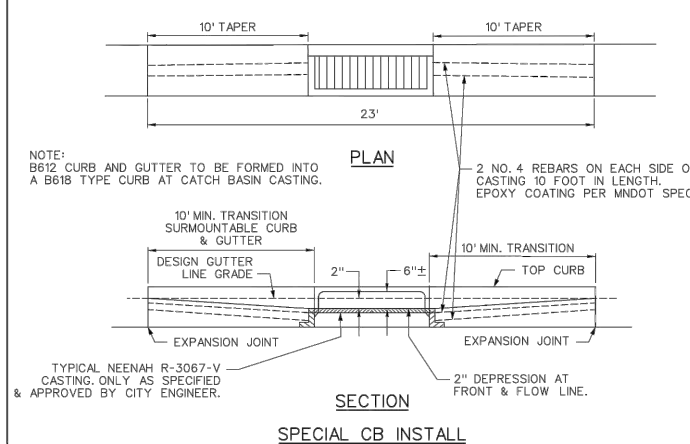
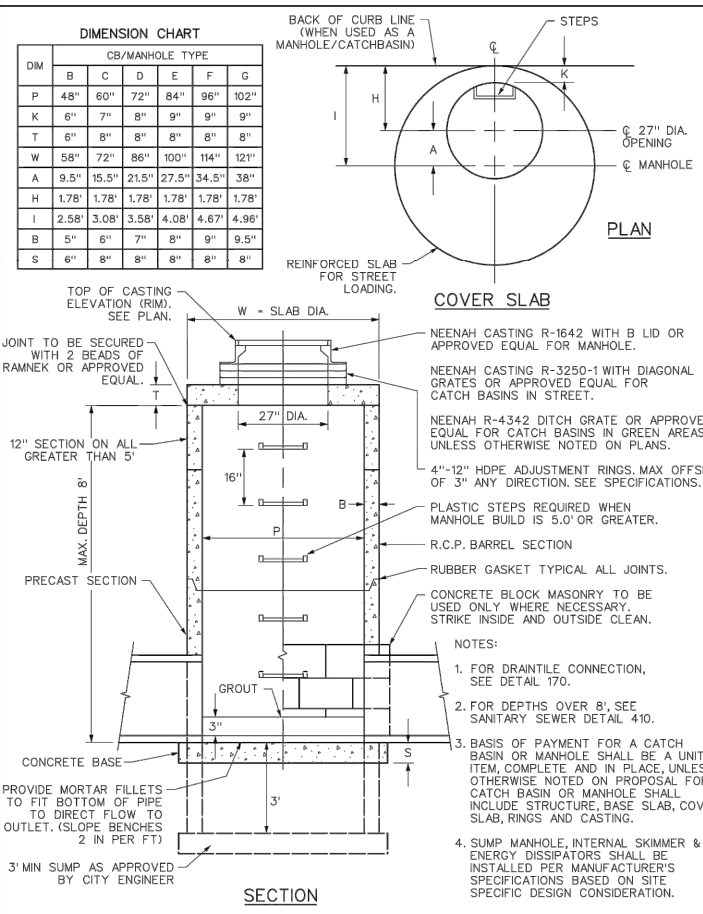
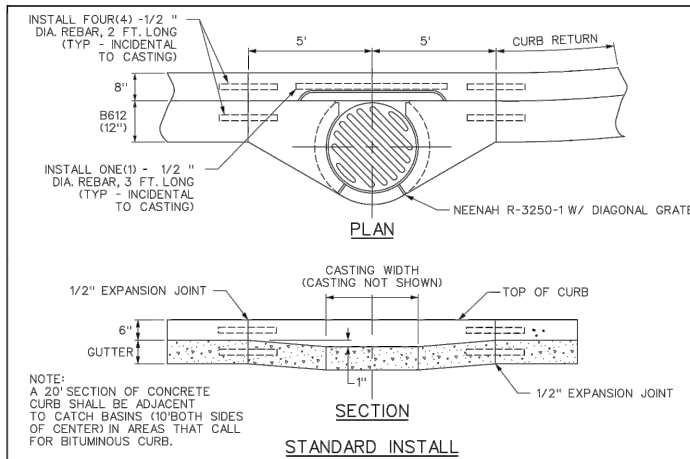
NO.	DATE	DESCRIPTION

CAMPION ENGINEERING SERVICES, INC.
 1800 Pioneer Creek Center,
 P.O. Box 249
 Maple Plain, MN 55359
 Phone: 763-479-5172
 Fax: 763-479-4242
 E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Martin P. Campion - Lic. # 19901 Date: 01/10/2020

LEGACY OAKS 5TH ADDITION
OAKCROFT ONE, LLC
MINNETONKA, MN

STORM WATER POLLUTION PREVENTION PLAN		PROJECT NO: 19-051
SHEET NO. 6 OF 9 SHEETS		DATE: 01/10/2020



CATCH BASIN INSTALLATION

SCALE: NOT TO SCALE. STD PLATE NO: 110. APPROVED: 9/2000. REVISED: 8/2018.

STANDARD CATCH BASIN / MANHOLE 4020

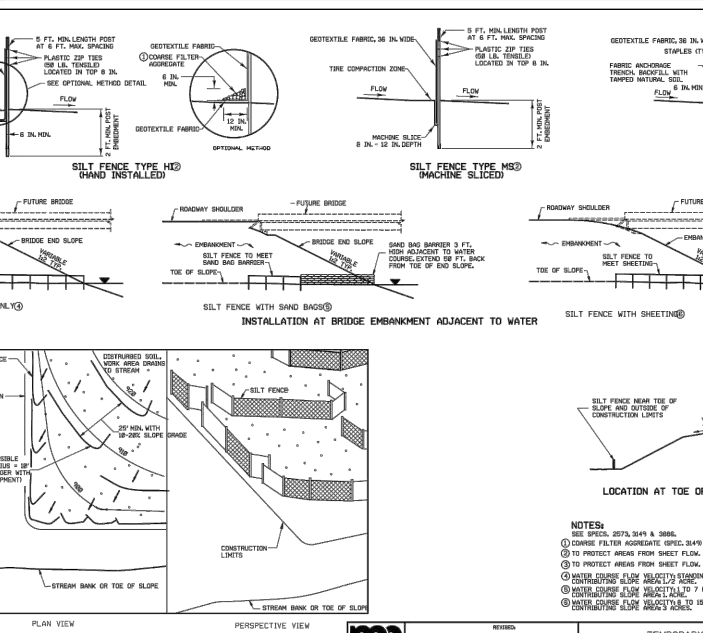
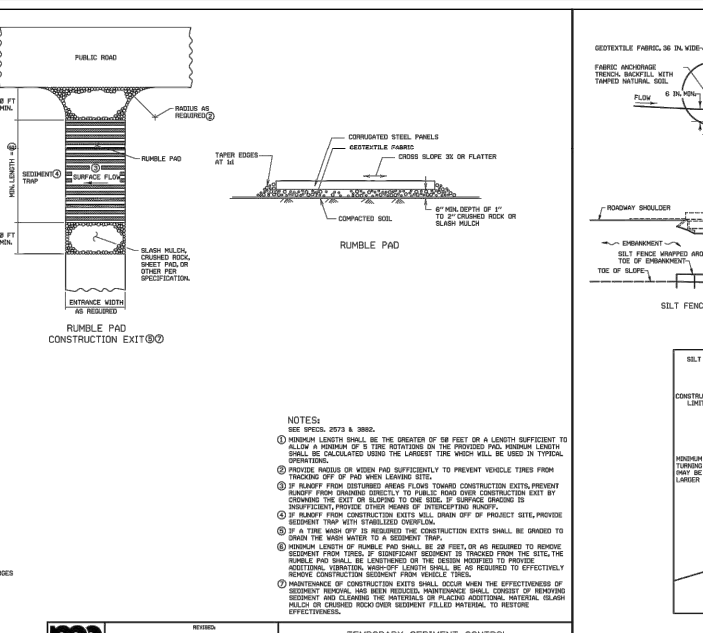
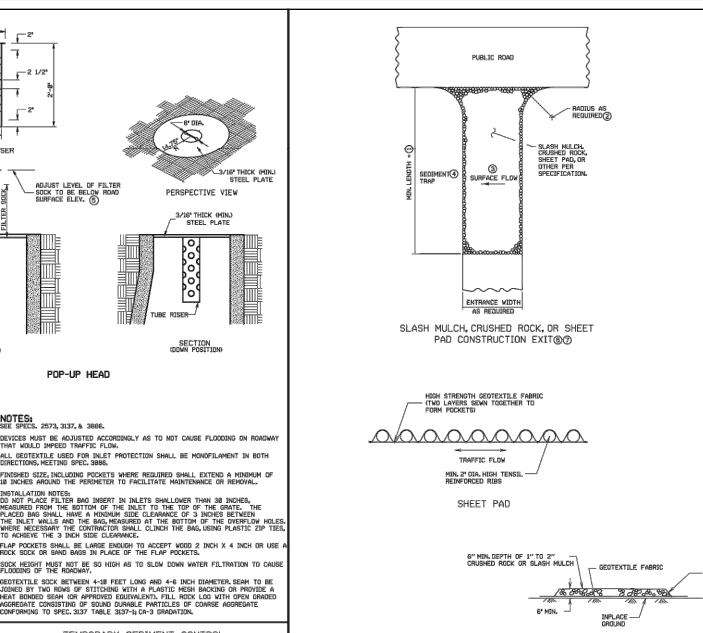
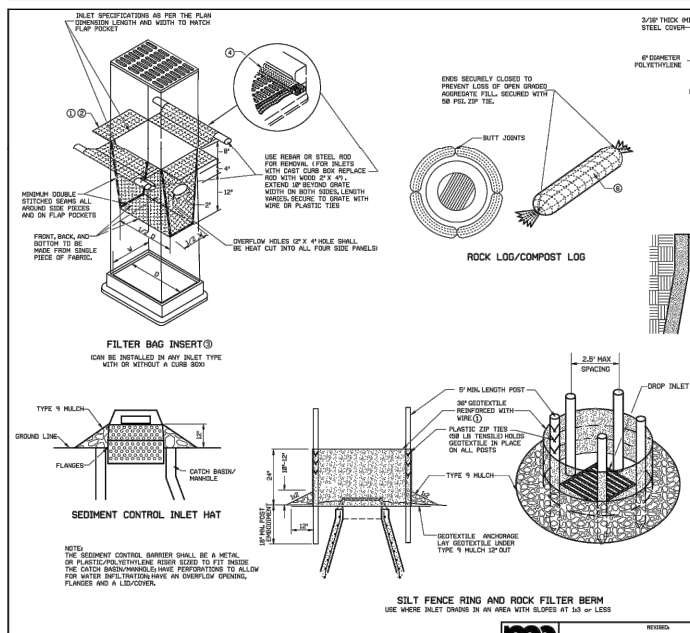
SCALE: NOT TO SCALE. STD PLATE NO: 130. APPROVED: 4/2005. REVISED: 8/2018.

DRAIN TILE INSTALLATION (CONCRETE CURB)

SCALE: NOT TO SCALE. STD PLATE NO: 160. APPROVED: 2/2001. REVISED: 8/2018.

DRAINTILE INSTALLATION INTO CATCH BASIN MANHOLE

SCALE: NOT TO SCALE. STD PLATE NO: 170. APPROVED: 3/2015. REVISED: 8/2018.



TEMPORARY SEDIMENT CONTROL STABILIZED CONSTRUCTION EXIST

APPROVED: 2-28-2017. STANDARD PLAN 5-297.405 4 OF 8.

TEMPORARY SEDIMENT CONTROL STABILIZED CONSTRUCTION EXIST

APPROVED: 2-28-2017. STANDARD PLAN 5-297.405 5 OF 8.

TEMPORARY SEDIMENT CONTROL STABILIZED CONSTRUCTION EXIST

APPROVED: 2-28-2017. STANDARD PLAN 5-297.405 6 OF 8.

TEMPORARY SEDIMENT CONTROL STABILIZED CONSTRUCTION EXIST

APPROVED: 2-28-2017. STANDARD PLAN 5-297.405 6 OF 8.

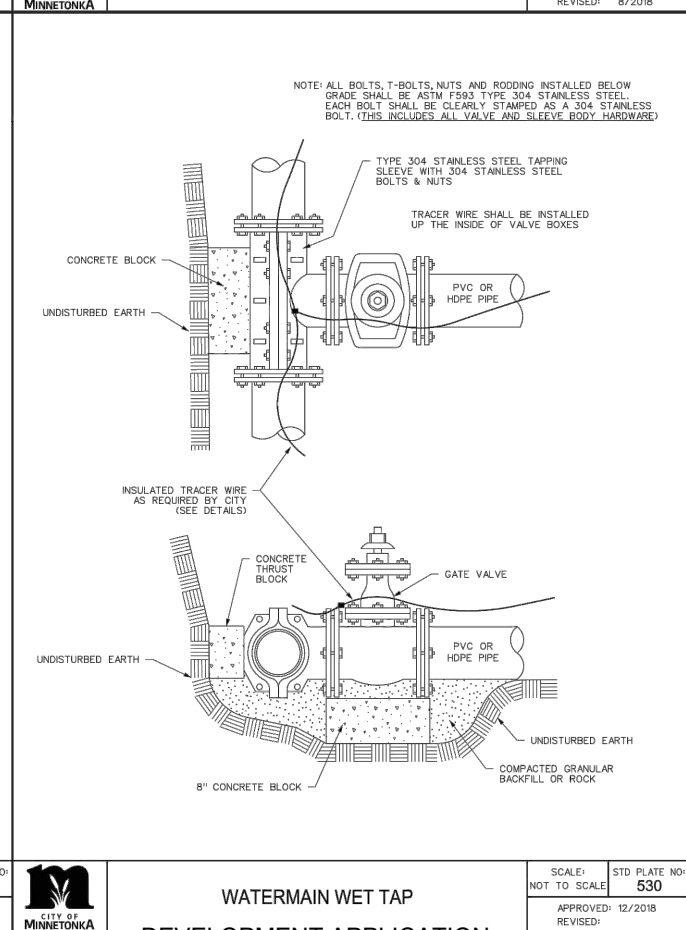
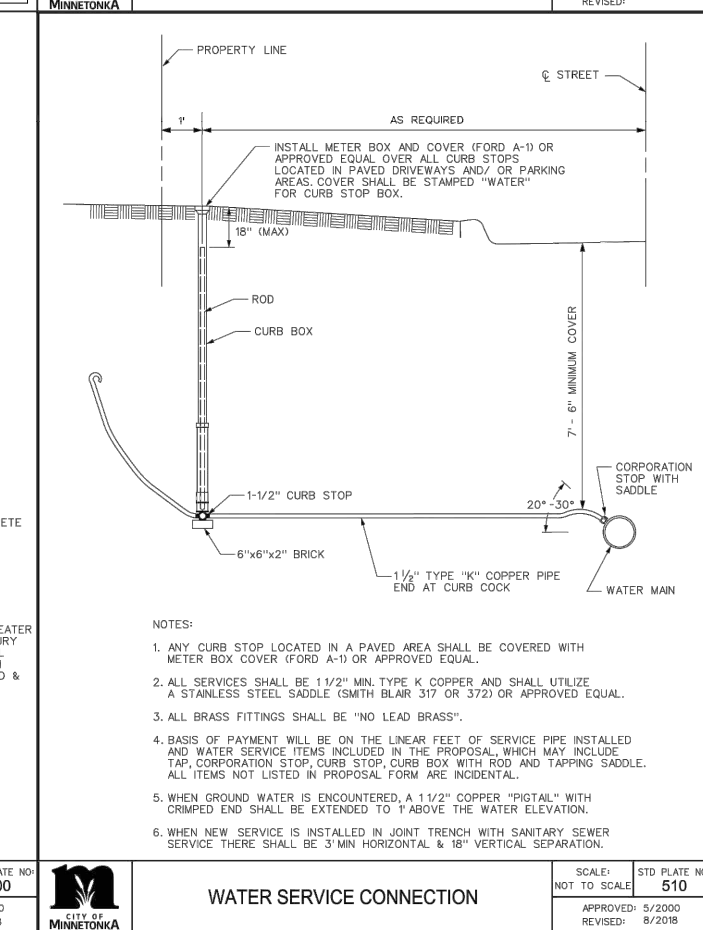
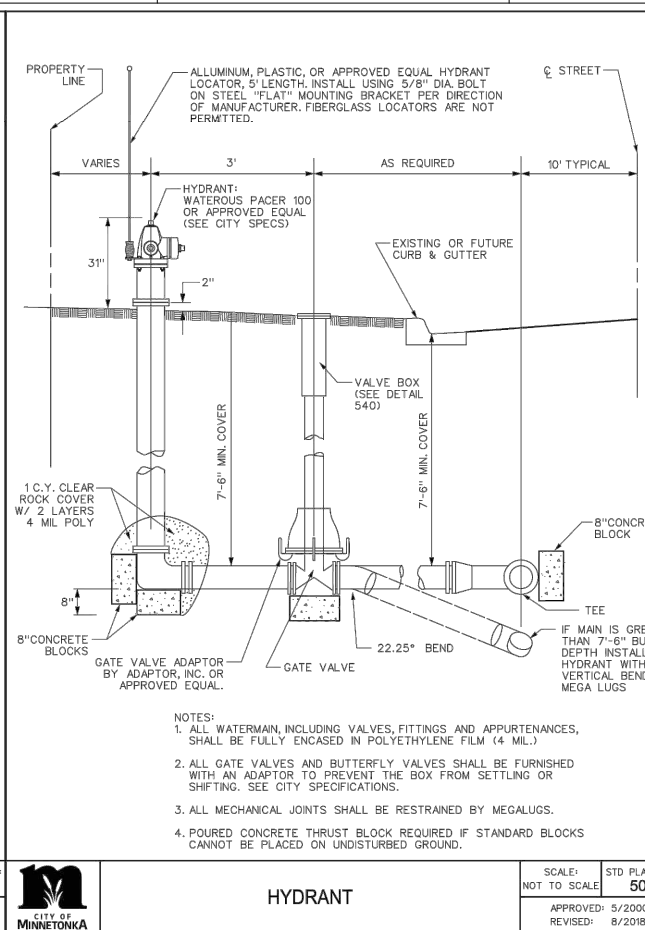
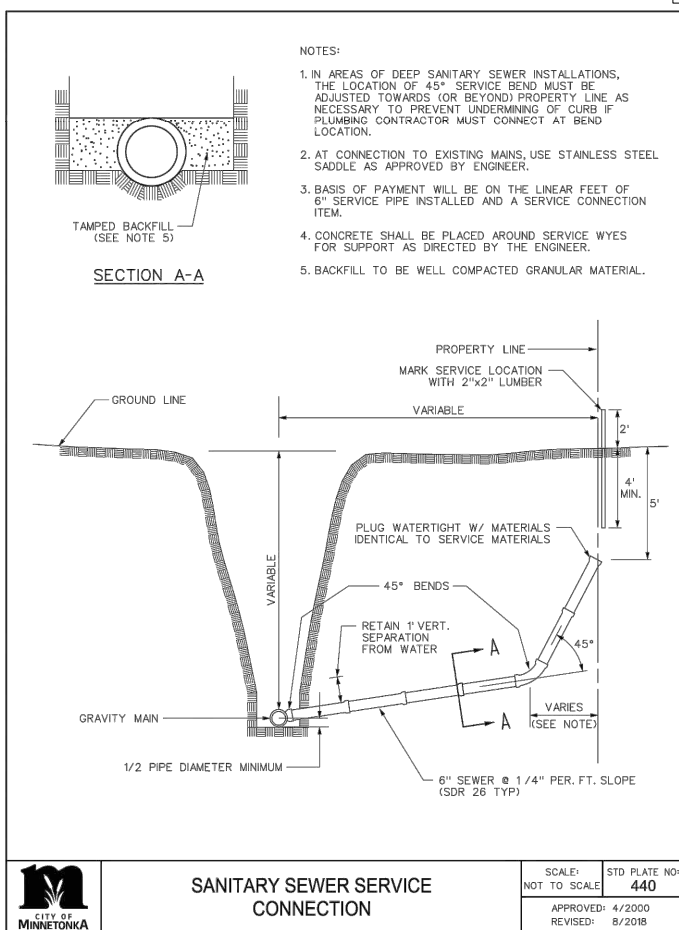
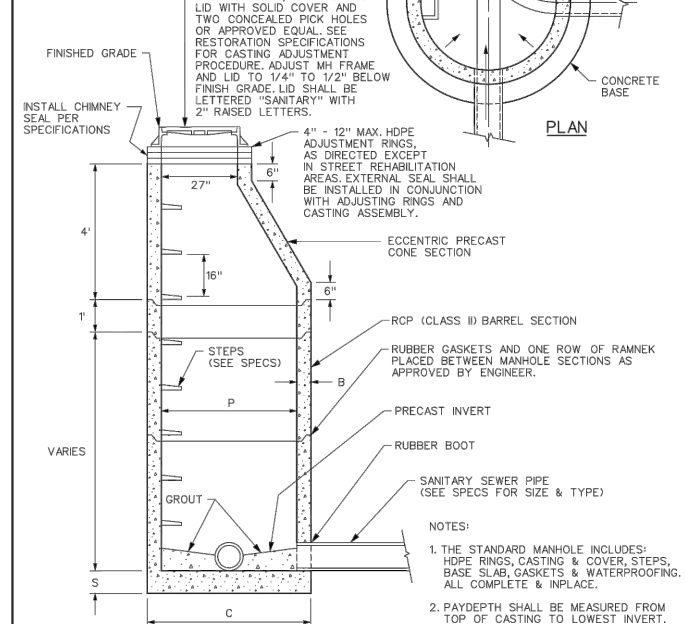
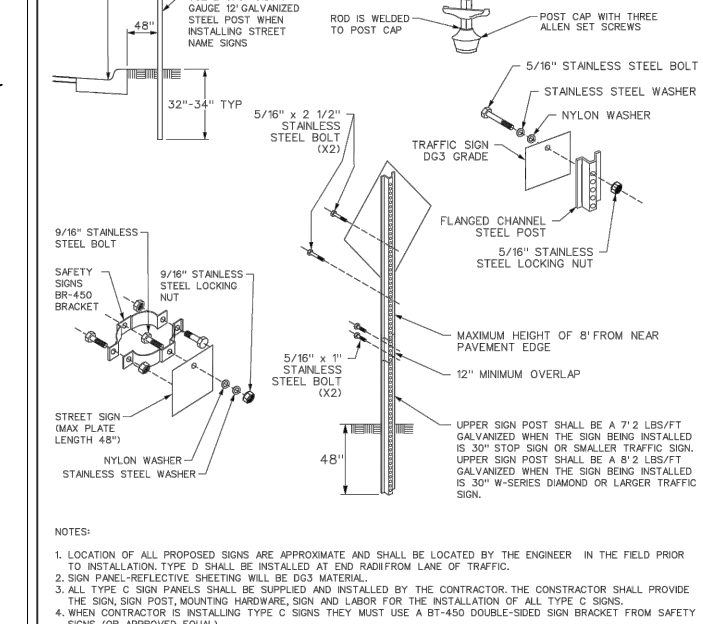
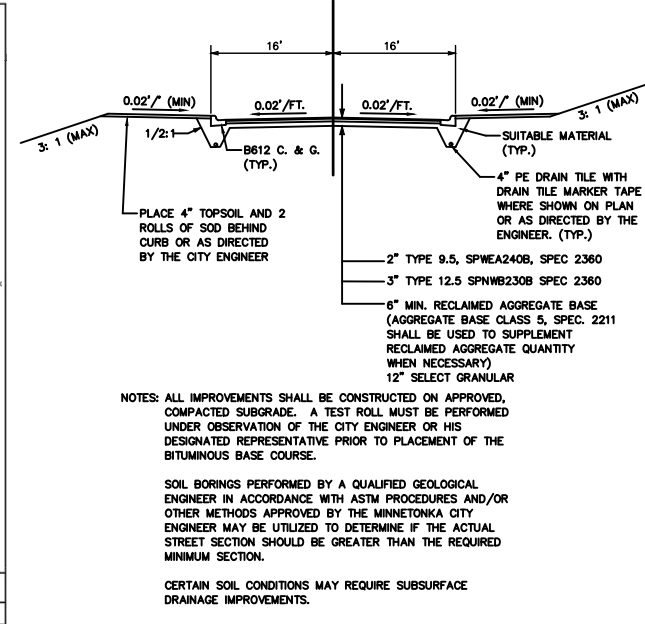
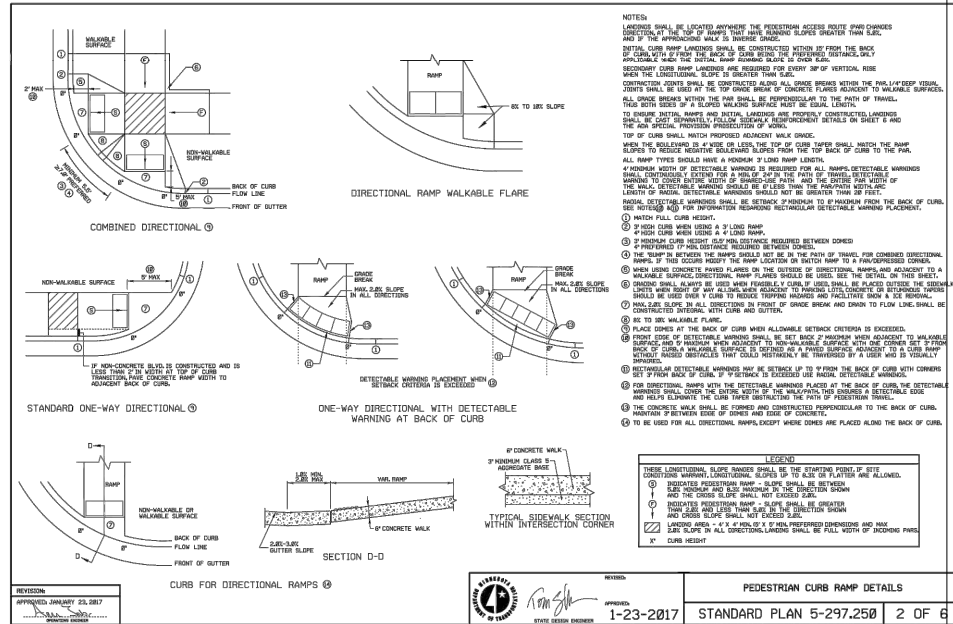
CAMPION ENGINEERING SERVICES, INC.

1800 Pioneer Creek Center, Maple Plain, MN 55359. Phone: 763-479-5172. Fax: 763-479-4242. E-Mail: mcampion@campioneng.com

LEGACY OAKS 5TH ADDITION OAK CROFT ONE, LLC MINNETONKA, MN

DEVELOPMENT APPLICATION DETAILS

PROJECT NO: 19-051. SHEET NO. 7 OF 9 SHEETS. DATE: 01/10/2020.



CAMPION ENGINEERING SERVICES, INC.

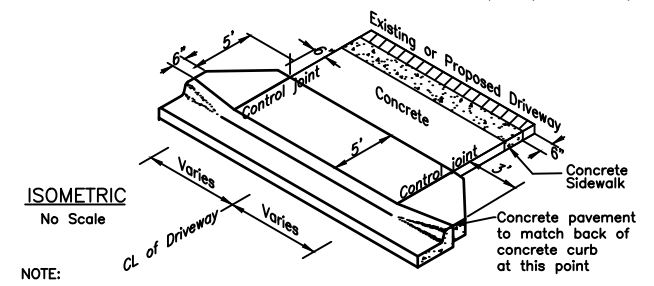
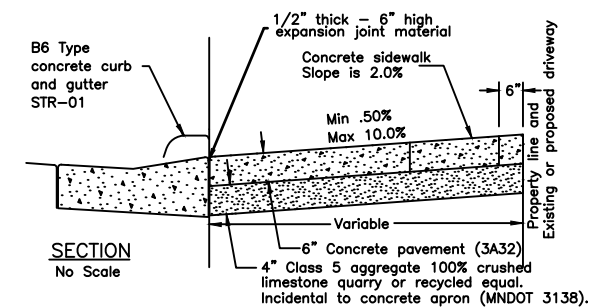
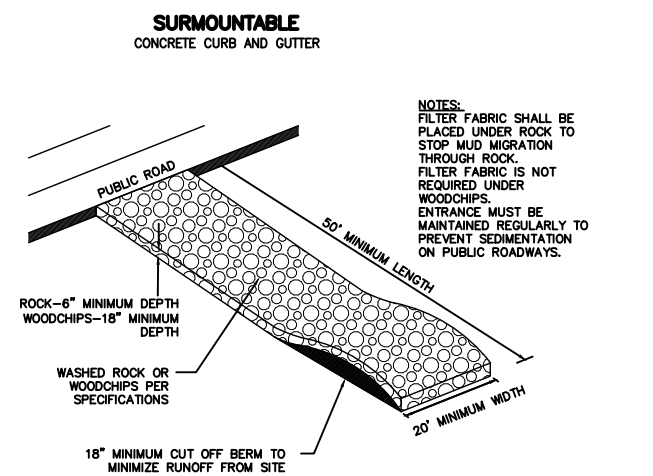
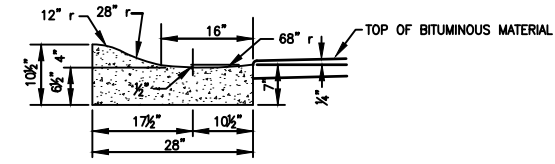
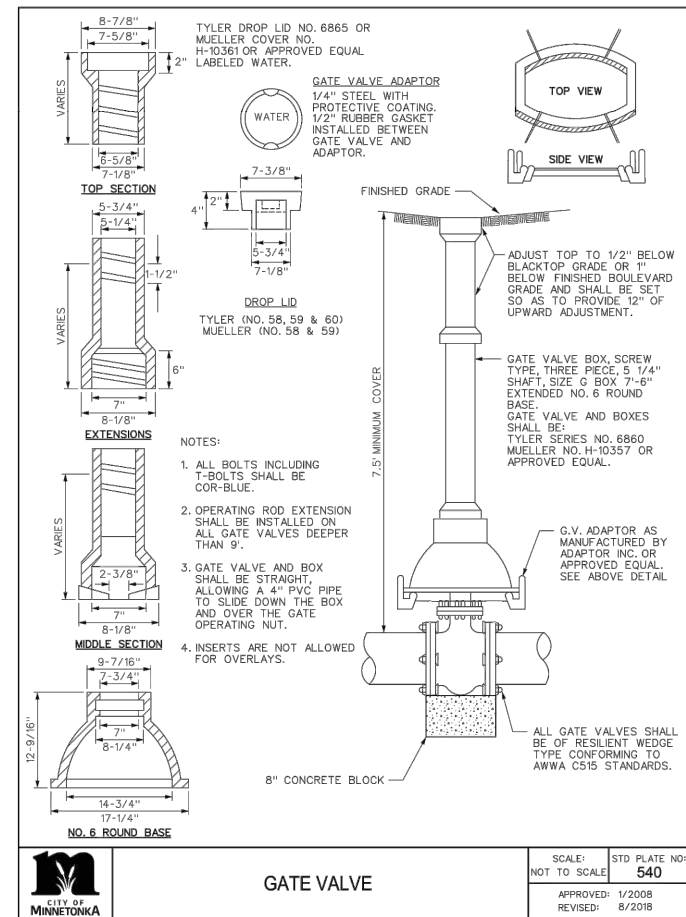
1800 Pioneer Creek Center, P.O. Box 249, Maple Plain, MN 55359
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E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion - Lic. # 19901 Date: 01/10/2020

LEGACY OAKS 5TH ADDITION
OAKCROFT ONE, LLC
MINNETONKA, MN

PROJECT NO: 19-051
SHEET NO. 8 OF 9 SHEETS
DATE: 01/10/2020



- NOTE:
- Control joints in concrete curb not to exceed 10' spacing through driveway section.
 - Concrete must be constructed between sidewalk and driveway apron.
 - Concrete sidewalk through driveway is 6" thick.
 - Driveway wings are required with the B6 style curbing. The maximum driveway width at the curb is 24' plus the 3' wings. Maximum width of driveway at the property line is also 24'. The minimum width of driveway is 12'.

DRIVEWAY APRON

DEVELOPMENT APPLICATION

NO.	DATE	DESCRIPTION

CAMPION ENGINEERING SERVICES, INC.

● CIVIL ENGINEERING ● LAND PLANNING

1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Martin P. Campion 01/10/2020
Martin P. Campion - Lic. # 19901 Date:

LEGACY OAKS 5TH ADDITION

OAKCROFT ONE, LLC

MINNETONKA, MN

PROJECT NO:	19-051
DATE:	01/10/2020
SHEET NO. 9 OF 9 SHEETS	

Susan Thomas

From: Karen Lawrie
Sent: Thursday, February 6, 2020 3:54 PM
To: Bradley Schaeppi
Cc: Susan Thomas
Subject: Legacy oaks 5th addition feedback

Residents of Wyldewood Condominiums were assured by Ron Clark Construction that prior to any construction adjacent to Wyldewood additional trees and landscaping would be put between the two properties as buffer. This was part of the discussion regarding the right of way easement between the two properties.

Whatever the final approval is for this property should include this buffering for the benefit of homeowners of both communities.

Karen Lawrie
Unit 208
Wyldewood Condominiums
408 Parker's Lake Road
Minnetonka, Mn 55391

Sent from my iPad

Resolution No. 2020-

Resolution approving a minor amendment to an existing master development plan and final site and building plans for LEGACY OAKS 5th ADDITION

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

Section 1. Background.

1.01 The subject property is legally described as:

- Lots 1 through 6, Block 1, LEGACY OAKS 5th ADDITION
- Lots 1 through 4, Block 2, LEGACY OAKS 5th ADDITION; and
- Lots 1 through 4, Block 3, LEGACY OAKS 5th ADDITION

1.02 In June 2013, the city council approved the master development plan for LEGACY OAKS. The plan included three different construction scenarios for the subject property. Scenario #1 included a combination of a condominium building and townhomes; Scenario #2 was comprised solely of townhomes; and Scenario #3 was comprised solely of condominium buildings.

1.03 In 2016 and 2018, the planning commission approved minor amendments to the master development plan for construction of condominium buildings on the subject property. The amendments were generally consistent with construction scenarios approved in the 2013 master development plan. However, neither condominium has been built to date.

1.04 Ron Clark Construction is no longer considering construction of the condominium buildings approved in 2016 and 2018. Instead, 14 townhomes are now proposed. The proposal requires approval of a minor amendment to the master development plan and final site and building plans.

1.03 On Feb. 13, 2020, 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 grant approval of the master development plan amendment and final site and building plans.

Section 2. Standards.

-
- 2.01 Ordinance 2014-03 established a master development plan for the LEGACY OAKS development.
- 2.02 City Code §300.27, Subd. 5, outlines several items that must be considered in the evaluation of the site and building plans. Those items are incorporated by reference into this resolution.
- Section 3. Findings.
- 3.01 The proposed townhomes would be consistent with the LEGACY OAKS master development plan.
- 3.02 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 medium-density residential development consistent with the comprehensive guide plan designation for the site. Further, the proposal has been reviewed by city's planning, engineering, natural resources staff and found to be generally consistent with the city's development guides, including water resources management plan.
 2. The proposal is generally consistent with the PUD master development plan adopted for the larger LEGACY OAKS site, which included a variety of construction scenarios for the subject property.
 3. The larger LEGACY OAKS development altered the natural state of the site. However, the level of alteration was necessary to achieve the city's dual goals of maintaining the site's medium density designation and achieving density through a variety of housing types. The subject property under consideration was previously graded and is no longer in a natural state.
 4. The proposal would result in a harmonious relationship of buildings and open space. The location of housing types within LEGACY OAKS was carefully considered, with visual density of the site increasing as the development moves from northwest to southeast. The proposed townhomes would be located in proximity to two existing condominium buildings and across the street from an existing apartment complex.
 5. The proposed building orientation around a private street would create a small neighborhood enclave. The street and northerly sidewalk would provide not only access to new homes, but connectivity between neighborhoods. General planning principals suggest such connectivity benefits vehicle and pedestrian movement, the provision of public services, and sense of community.
 6. Energy conservation will be promoted through the southerly exposure enjoyed by many of the proposed units.

7. The larger LEGACY OAKS development visually and physically altered the site. However, appropriate setback, stormwater and connectivity provisions were put into place to mitigate such alteration. The proposal would complete the residential development previously approved.

Section 4. Council Action.

4.01 The LEGACY OAKS master development plan is hereby amended as it pertains to LEGACY OAKS 5th Addition.

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

1. Subject to staff approval the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:
 - Site Plan, received date Feb. 6, 2010
 - Utility plan, dated Jan. 10, 2020
 - Grading Plan, dated Jan. 10, 2020
 - Stormwater Pollution Prevention Plan
 - Building Elevations, dated Jan. 10, 2020
2. A grading permit is required for grading work and construction the private roadway. Prior to issuance of this permit:
 - a) Submit final site, grading, utility, stormwater and landscape plans for staff approval.
 - 1) Final site plan must:
 - a. Show a street width of 24 feet or provide turning radius to the satisfaction of the fire marshal.
 - 2) Final grading plan must:
 - a. Reflect the Feb. 6, 2020 site plan.
 - b. Be adjusted as needed to minimize impacts to the critical root zones of the existing trees to the south to remain.
 - c. Be in substantial compliance with the previously approved stormwater plan. As approved, the northwest portion of the site must drain to the stormsewer north of the parcel, which in turn drains to wetland 3.

- 3) Final utility plan must:
- a. Reflect the Feb. 6, 2020 site plan.
 - b. Clearly indicate that all utilities within LEGACY OAKS 5th ADDITION are private.
 - c. Include removal of unused water service stubs on the south side of the property. Remove tees and sleeve.
 - d. Include removal of unused sewer service stubs on the south side of the property. Cut our wyes and sleeve.
 - e. Add an additional hydrant at the “tee” in the private street.
 - f. Note the city will replace the existing catch basin castings on Parkers Lake Rd. with its 2020 reconstruction project.

In addition, note:

- Connections and disconnections at the city sanitary sewer and watermains will require a right-of-way permit.
- Private sanitary sewer and watermain construction are subject to sewer and water permits issued by the Community Development Department.

- 4) Final stormwater plan must:
- a. Reflect the Feb. 6, 2020 site plan.
 - b. Be in substantial compliance with the previously approved stormwater plan. As approved, the northwest portion of the site must drain to the stormsewer north of the parcel, which in turn drains to wetland 3.
- 5) Final landscape plan must:
- a. Reflect the Feb. 6, 2020 site plan.
 - b. The plan must be generally consistent with the LEGACY OAKS landscape plan, 25 percent of the plantings must be species beneficial to pollinators.

- c. Indicate decompaction and amendment of soils in common areas prior to installation of final landscaping and groundcover in those areas.
 - b) Submit a MDH permit for the proposed watermain or documentation that such permit is not required.
 - c) Submit a MPCA Sanitary Sewer Extension permit or documentation that such permit is not required.
 - d) Submit a MPCA NPDES permit.
 - e) Submit a private hydrant maintenance agreement in a city approved format for review and approval of city staff.
- 3. Prior to issuance of a building permit:
 - a) This resolution must be recorded.
 - b) Submit a diagram illustrating the roof pitch of the new townhomes relative to the roof pitch on the existing condominium building to the north. The pitches must be similar.
- 4. For all buildings:
 - a) Minimum low floor elevation is 946.0.
 - b) Construction/design type – Look-out or slab on grade – must be as illustrated on Feb. 6, 2020 site plan.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Feb. 24, 2020.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Feb. 24, 2020.

Becky Koosman, City Clerk