

**City Council Agenda Item #12\_  
Meeting of April 30, 2018**

**Brief Description**

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

**Land Use**

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

**Finance**

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

**Action Requested**

Introduce the ordinance and refer it the planning commission

**Background**

In 2017, Dominion presented a concept plan for redevelopment of the 9.8-acre property at 11001 Bren Road. The plan contemplated removal of an existing office building and construction of three buildings containing a total of 454 apartment units. Two of the buildings would be dedicated to workforce housing, while the third building would be affordable, independent senior housing. The city council generally indicated support for the concept, but suggested to city staff that pedestrian connections and broader park planning in OPUS be considered.

**Proposal**

Dominion has now submitted formal applications for the redevelopment of the site. As proposed, it includes a total of 482 rental units constructed in three, new buildings. The westerly building (Building A) is a proposed four-story, 83-unit, workforce housing building. The southerly building (Building B) would contain 137 workforce units. This building would actually have the above-grade appearance of two, five-story buildings. However, the building would share one foundation and underground garage. The northerly building (Building C) would be six-stories in height and contain 262 affordable, independent senior units. All of the buildings would be served by underground parking, as well as surface parking lots. The future Southwest Light Rail Transit Opus Station will be located directly to east of the development site.

The proposal requires approval of:

- **Rezoning.** To facilitate the proposed development, Dominion is requesting that the property be rezoned to PUD.
- **Master Development Plan.** Under the zoning ordinance, a master development plan is required in conjunction with PUD zoning.
- **Final Site and Building Plans.** By city code, site and building plan review is required in conjunction with PUD zoning.
- **Environmental Assessment Worksheet Declaration.** Based on the number of living units proposed, an Environmental Assessment Worksheet (EAW) is required under state statute. An EAW includes a series of 20 questions, the answers to which suggest whether a proposal will have significant environmental impact. If the Responsible Government Unit (RGU), in this case the city, determines that a project will result in significant impact, the RGU may declare that an Environmental Impact Statement (EIS) is required. An EIS is a more in-depth environmental review. Staff is currently reviewing the EAW completed for the Dominion proposal.
- **Tax Increment Financing.** To assist with the production of affordable housing, Dominion is requesting that the city provide Tax Increment Financing (TIF) assistance in the amount of \$7,809,000 with a maximum term of 26 years. The Economic Development Advisory Commission (EDAC) and city council previously reviewed this request for assistance and found the request reasonable.
- **Contract for Private Development.** The EDAC reviewed a draft Contract for Private Development at its April 19 meeting. The contract outlines the key points of the TIF request as well as expectations for the development. The council will review the final contract at its June 4 meeting.

### Issue Identification

The purpose of introducing an ordinance is to give the city council the opportunity to review a new application before sending it to the planning commission for a recommendation. Introducing an ordinance does not constitute an approval. The tentative planning commission date is May 10, 2018.

Based on preliminary review of the proposal, staff has identified the following issues for further analysis and discussion:

- **Parking.** The parking supply and anticipated demand will be considered.
- **Utilities.** The provision and location of sewer and water utilities – location, type, etc. – will be reviewed in detail.
- **Pedestrian Connections/Placemaking.** The provision and location of pedestrian connections will be evaluated. The council discussed placemaking at its April 23 study session.

**Staff Recommendation**

- 1) Introduce the attached ordinance and refer it to the planning commission.
- 2) Approve or modify the attached notification area. This is the same area used for the previous concept plan.

Submitted through:

Geralyn Barone, City Manager  
Julie Wischnack, AICP, Community Development Director  
Loren Gordon, AICP, City Planner

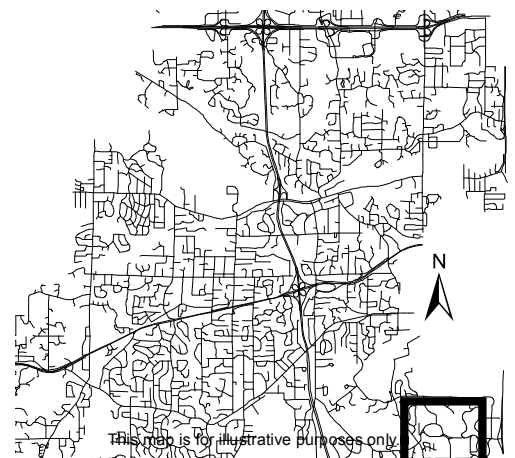
Originated by:

Susan Thomas, AICP, Assistant City Planner



### Location Map

Project: Dominion  
Address: 11001 Bren Rd E







# Bren Road Development





## Bren Road Development Written Statement

The Bren Road Development is a proposed multi-family development that will include 482 units of housing for senior and general occupancy population. The site is currently zoned as I-1 Industrial, occupied by Digi International Inc., and is being used as a commercial- office space. The proposed zoning of the project is a PUD (Planned Unit Development) and the intended use of the project is multi-family housing.





Building Data								
	Building A		Building B		Building C		Total	
	Quantity	Percentage	Quantity	Percentage	Quantity	Percentage	Quantity	Percentage
1 Bedroom	14	16.87%	41	29.93%	59	22.52%	114	23.65%
2 Bedroom	45	54.22%	75	54.74%	149	56.87%	269	55.81%
3 Bedroom	24	28.92%	21	15.33%	54	20.61%	99	20.54%
<b>Total Units</b>	<b>83</b>		<b>137</b>		<b>262</b>		<b>482</b>	
<b>Total Bedrooms</b>	<b>176</b>		<b>254</b>		<b>519</b>		<b>949</b>	

Parking Data				
	Building A	Building B	Building C	Total
Garage Stalls	53	90	219	362
Surface Stalls				178
				540





DESCRIPTION OF PROPERTY SURVEYED  
(Per Schedule A of the herein referenced Title Commitment)

Lots 1 and 2, Block 1, Opus 2 Eighth Addition.

Hennepin County, Minnesota  
Torrens Property

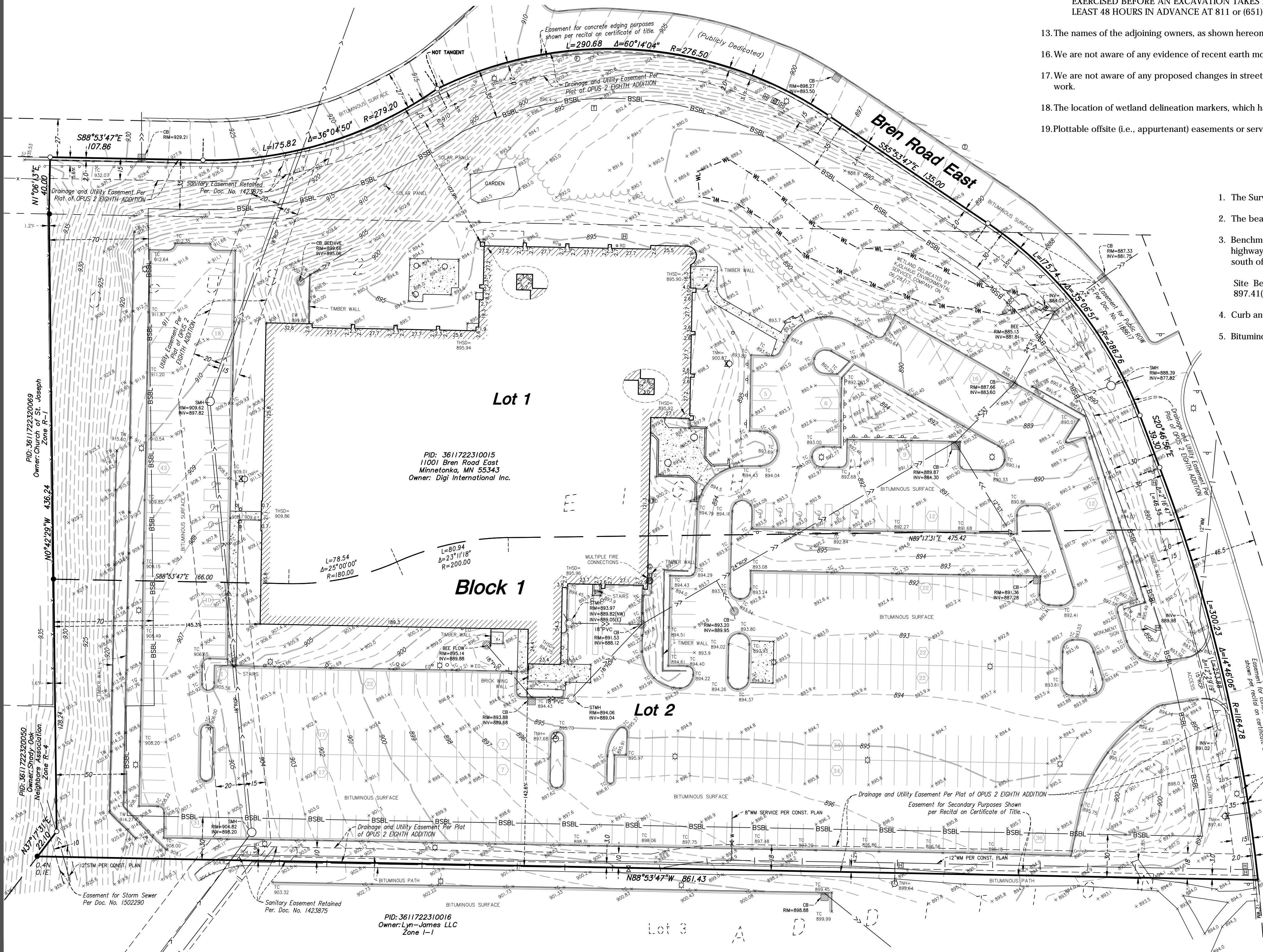
TITLE COMMITMENT EXCEPTIONS  
(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Commercial Partners Title, LLC, as agent for Old Republic National Title Insurance Company, File No. 53041, effective date May 19, 2017. The numbers below correspond to those in the title commitment.

- 1-8 do not require comment.
- 9. Subject to an easement for sanitary sewer purposes in favor of the City of Minnetonka as contained in CR Book 73, Page 3995823.  
Partially vacated by Resolution No. 81-6541 adopted April 20, 1981, filed May 6, 1981, as Document No. 1423875. [Partially vacated easements. Shown hereon as drainage and utility easements per the plat of OPUS 2 EIGHTH ADDITION.]
- 10. Together with the right of the owner of that part of Lots 1 and 2, Block 1, Opus 2 Eighth Addition embraced within Outlots D, G and F, The Townhouses of Shady Oak to an easement for road purposes over Ferndale Drive as provided in Document No. 1086026 (See Order Document No. 1293383), as shown by recital on the Certificate of Title. [Undefined area on property. Ferndale Drive is shown on available maps, west of the property. Not Shown hereon.]
- 11. Subject to a 30 foot sanitary sewer easement in favor of the City of Minnetonka as described in Parcel No. 25 in instrument filed January 12, 1973, as CR Document No. 3995823 (Now as to part of Lot 1), as shown by recital on the Certificate of Title.  
Partially vacated by Resolution No. 81-6541 adopted April 20, 1981, filed May 6, 1981, as Document No. 1423875. [Partially vacated easements. Shown hereon as drainage and utility easements per the plat of OPUS 2 EIGHTH ADDITION.]
- 12. Subject to a reservation unto Clover Drive, Inc., and its successors and assigns, of an easement for secondary road purposes. [Located along the south property line in the Southeast corner of the site. Shown hereon.]
- 13. Subject to a reservation unto Clover Drive, Inc., its successors and assigns, of an easement 2.00 feet in width for concrete edging purposes over, under and across that portion of said Lots 1 and 2 lying adjacent to the public right-of-way designated as Bren Road West and Bren Road on the recorded plat of Opus 2 Eighth Addition, as shown by recital on the Certificate of Title. [Along the Easterly and northerly property lines Shown hereon.]
- 14. Easements for utilities and drainage as shown on the recorded plat of Opus 2 Eighth Addition. [Located along the south, easterly and northerly property lines. Shown hereon.]
- 15. Easement for public right-of-way purposes, in favor of the City of Minnetonka, a municipal corporation, as created in document dated May 27, 1976, filed August 30, 1976, as Document No. 1188617. [Located in the Northeast side of the property. Shown hereon.]
- 16. Permanent easement reserved in Declaration of Industrial Standards and Protective Covenants dated April 7, 1981, filed April 8, 1981, as Document No. 1420987. Assigned as shown by Assignment dated September 6, 1983, filed April 3, 1984, as Document No. 1570465. [Easements defined per plat]
- 17. Easement for storm sewer purposes, in favor of the City of Minnetonka, a Minnesota municipal corporation, as created in document dated October 12, 1982, filed February 23, 1983, as Document No. 1502290. [Located at the southwest corner of the property. Shown hereon.]

ALTA/NSPS OPTIONAL TABLE A NOTES  
(The following items refer to Table A optional survey responsibilities and specifications)

- 1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- 2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 11001 Bren Road East, Minnetonka, MN 55343.
- 3. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0343F, Community Panel No. 0343F, effective date of November 4, 2016.
- 4. The Gross land area is 409,223 +/- square feet or 9.39 +/- acres.
- 6. (a) Any current zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, are per a report or letter provided to the surveyor by the City of Minnetonka dated 7/13/2017, for the subject property are as follows:  
Zone I-1, Industrial;  
Setbacks: Front 35 feet from local neighborhood or collector streets or 50 feet from railroads and major collector streets or arterial roadways. Side & Rear 70 feet Zone R1, 50 feet from Zone R4;  
Height: thirty five (35) feet;  
Floor Area Ratio: Lot coverage shall not exceed eighty five (85) percent of lot area.
- 7. (a) Exterior dimensions of all buildings are shown at ground level.
- 8. Substantial features observed in the process of conducting fieldwork, are shown hereon.
- 9. Striping of clearly identifiable parking spaces on surface parking areas and lots are shown hereon. The number and type of clearly identifiable parking stalls on this site are as follows: 427 Regular + 9 Disabled = 436 Total Parking Stalls.
- 11. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 171592945, 171592952 and 171841569. The following utilities and municipalities were notified:  
CITY OF MINNETONKA (952)988-8400 COMCAST (800)762-0592 CENTURYLINK (855)742-6062  
CENTER POINT ENERGY (406)541-9571 SPRINT/LONG DISTANCE (800)521-0579 LEVEL3COMMUNICATIONS (877)366-8344  
XCEL ENERGY (800)848-7558 ZAYO BANDWIDTH (888)267-1063
- i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- ii. The locations of underground utility lines shown hereon is an approximation based on available maps, unless otherwise noted on the survey.
- iii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.
- 13. The names of the adjoining owners, as shown hereon, are based on information obtained from current tax records.
- 16. We are not aware of any evidence of recent earth moving work, building construction or building additions observed in the process of conducting our field work.
- 17. We are not aware of any proposed changes in street right of way lines or evidence of recent street or sidewalk construction or repairs observed in the process of conducting our field work.
- 18. The location of wetland delineation markers, which have been determined by a qualified specialist, are shown hereon.
- 19. Plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor are shown hereon.



SURVEY REPORT

- 1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
- 2. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
- 3. Benchmark: MnDOT name HEART, in Minnetonka, 1.0 mile west along trunk highway 62 from the junction of trunk highway 62 and trunk highway 169 in Eden Prairie, at trunk highway 62 mile post 104.75, 45.0 feet north of the westbound trunk highway 62 fog line, 76.3 feet south of the ramp from shady oak road to westbound trunk highway 62, 1.5 feet south of the witness post. Elevation = 962.095 (NAVD88)  
Site Benchmark: Top nut of fire hydrant located south of the entrance to the site on the west side of Bren Road. Elevation = 977.41 (NAVD88)
- 4. Curb and guard rail falls on the property along Bren Road E.
- 5. Bituminous path falls on the property along the south line.

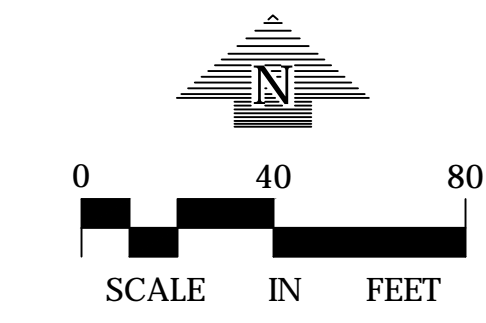
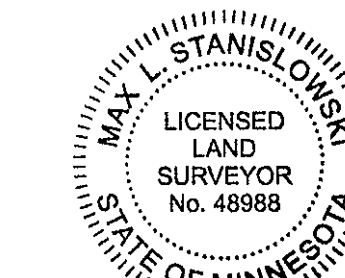
CERTIFICATION

To Minnetonka Leased Housing Associates II, LLLP.; Digi International Inc. Commercial Partners Title, LLC; and Old Republic Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6(a), 7(a), 8, 9, 11, 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on July 06, 2017.

Date of Plat or Map: October 9, 2017

*Max L. Stanislawski*  
Max L. Stanislawski, PLS Minnesota License No. 48988  
mstanislawski@loucksinc.com



SURVEY LEGEND

AS ASH	◇ HYDRANT	—●— STORM SEWER
BA BASSWOOD	⊗ GATE VALVE	—> SANITARY SEWER
BO BOXELDER	⊙ POWER POLE	—  WATERMAIN
CO COTTONWOOD	⊕ LIGHT POLE	— > CULVERT
EL ELM	⊙ YARD LIGHT	—CTV UNDERGROUND CABLE TV
FR MISC FRUIT	⊖ GUY WIRE	—ELE UNDERGROUND ELECTRIC
LO LOCUST	⊖ SIGN	—FO UNDERGROUND FIBER OPTIC
PI PINE	⊖ SPOT ELEVATION	—GAS UNDERGROUND GAS
SP SPRUCE	⊖ ELECTRIC TRANSFORMER	—TEL UNDERGROUND TELEPHONE
TR TREE (GEN)	⊖ TELEPHONE PEDESTAL	—UTL UNDERGROUND UTILITY
⊖ CATCH BASIN	⊖ ELECTRIC MANHOLE	—OH OVERHEAD UTILITY
⊖ STORM MANHOLE	⊖ GAS VALVE	—FM FORCE MAIN
⊖ SANITARY MANHOLE	⊖ TELEPHONE MANHOLE	—X—X CHAIN LINK FENCE
⊖ FIBER MANHOLE	⊖ ELECTRIC METER	— CONCRETE CURB
⊖ GUARDPOST	⊖ GAS METER	— CONCRETE
⊖ ROOF DRAIN	⊖ DENOTES 1/2" INCH X 14" INCH IRON MONUMENT SET, MARKED "LS 48988"	—> CONTOUR
⊖ FIRE CONNECTION	⊖ DENOTES IRON MONUMENT FOUND	—> GUARDRAIL
⊖ ELECTRIC OUTLET	⊖ DENOTES NAIL MONUMENT FOUND	—BSBL BUILDING SETBACK
⊖ HAND HOLE		
⊖ POST INDICATOR VALVE		

11001 BREN ROAD EAST  
MINNETONKA, MN 55343

DOMINIUM DEVELOPMENT AND ACQUISITIONS, LLC.

2905 NORTHWEST BOULEVARD SUITE 150  
PLYMOUTH, MN 55441

**LOUCKS**

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7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55389  
763.424.5505  
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project. For completion of this project by others without written approval by the Consultant, the Consultant's approval, either in writing or otherwise, is required. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

07-14-17 SURVEY ISSUED  
07-24-17 REVISED UTILITY ESMT  
10-09-17 REVISED PER COMMENTS

PROFESSIONAL SIGNATURE

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.

*Max L. Stanislawski*  
Max L. Stanislawski - PLS  
License No. 48988  
Date 07-14-17

QUALITY CONTROL

Loucks Project No. 17298  
Project Lead MLS  
Drawn By NRS  
Checked By MLS  
Field Crew DJP/BEP

VICINITY MAP

ALTA/NSPS LAND TITLE SURVEY

1 OF 1



**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are the property of the Consultant. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

07/14/17	SURVEY ISSUED
02/20/18	TREE HEIGHTS
02/23/18	ADDITIONAL TREES

**PROFESSIONAL SIGNATURE**

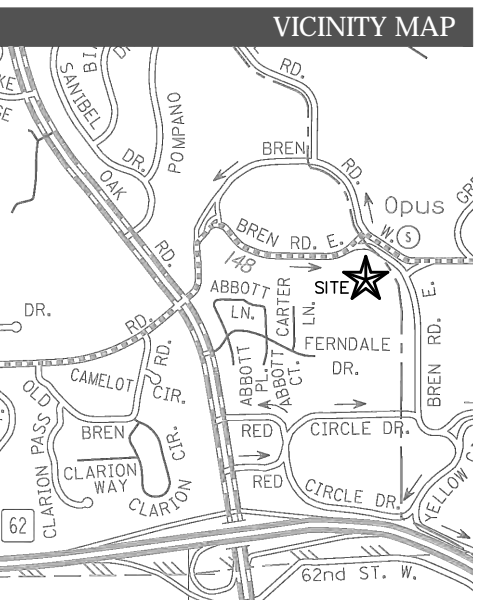
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Max L. Stankowski*  
Max L. Stankowski - PLS

License No. 48988  
Date 07-14-17

**QUALITY CONTROL**

Loucks Project No. 17298  
Project Lead MLS  
Drawn By NRS  
Checked By MLS  
Field Crew DJP/BEP



**TREE INVENTORY SURVEY**

Tree #	Species	DBH	Height	Stems	Condition
1	Ash, green	8.0		1	Poor
2	Basswood	19.5		1	Good
3	Spruce, blue	15.5	35	1	Good
4	Ash, green	19.0		1	Good
5	Spruce, blue	13.0	35	1	Good
6	Crabapple	9.5		1	Good
7	Spruce, white	9.0		1	Good
8	Crabapple	9.0		1	Good
9	Crabapple	9.0		1	Good
10	Ash, green	20.0		1	Good
11	Spruce, blue	16.0	30	1	Good
12	Maple, sugar	11.0		1	Fair
13	Maple, sugar	12.5		1	Good
14	Maple, sugar	13.0		1	Good
15	Spruce, blue	14.0	30	1	Good
16	Maple, Norway	12.5		1	Good
17	Maple, sugar	11.5		1	Good
18	Crabapple	8.5		1	Good
19	Basswood	14.0		1	Good
20	Spruce, blue	14.0	30	1	Good
21	Honeylocust	9.5		1	Good
22	Ash, green	11.0		1	Good
23	Spruce, white	6.5	18	1	Fair
24	Spruce, white	8.0	25	1	Good
25	Cottonwood	24.0		1	Good

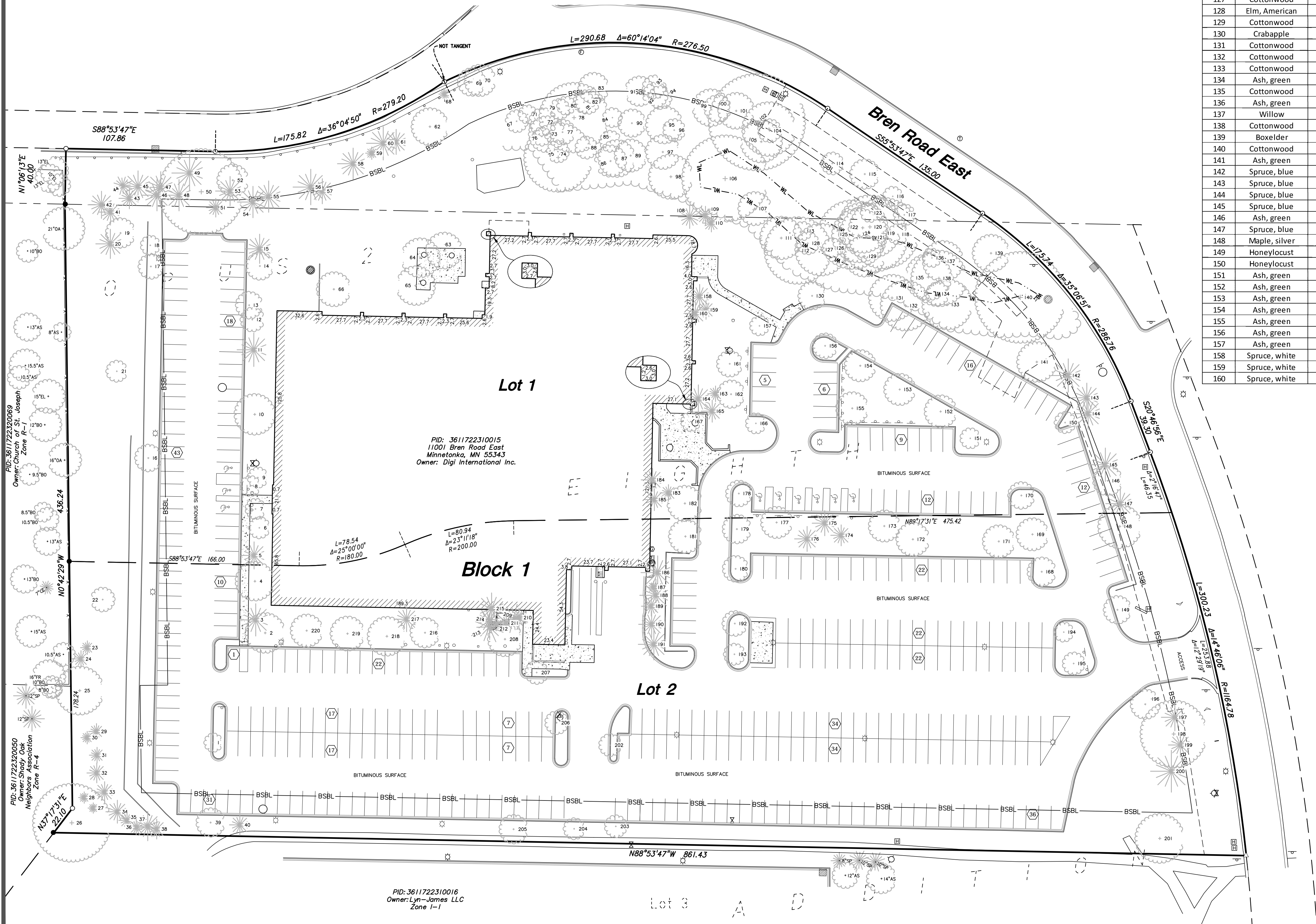
Tree #	Species	DBH	Height	Stems	Condition
26	Willow	40.0		1	Good
27	Spruce, white	5.0	18	1	Fair
28	Spruce, white	5.5	20	1	Good
29	Spruce, white	7.5	20	1	Good
30	Spruce, white	6.0	18	1	Poor
31	Spruce, white	7.5	30	1	Good
32	Spruce, white	9.5	24	1	Fair
33	Spruce, white	10.0	30	1	Good
34	Spruce, white	11.0	30	1	Good
35	Spruce, white	8.0	30	1	Good
36	Spruce, white	7.5	30	1	Good
37	Spruce, white	14.0	35	1	Good
38	Spruce, white	9.5	32	1	Fair
39	Ash, green	13.5		1	Good
40	Spruce, blue	10.0	30	1	Fair
41	Spruce, blue	11.0	40	1	Good
42	Spruce, blue	13.0	40	1	Good
43	Spruce, blue	10.0	25	1	Fair
44	Spruce, blue	9.5	28	1	Fair
45	Spruce, blue	15.0	45	1	Good
46	Spruce, blue	15.0	45	1	Good
47	Spruce, blue	15.0	45	1	Good
48	Spruce, blue	15.0	45	1	Good
49	Spruce, blue	17.0	45	1	Good
50	Basswood	44.0		6	Fair

Tree #	Species	DBH	Height	Stems	Condition
51	Spruce, blue	9.0	35	1	Good
52	Basswood	15.0		1	Good
53	Spruce, blue	14.0	40	1	Good
54	Spruce, blue	15.0	45	1	Good
55	Spruce, blue	15.0	45	1	Good
56	Spruce, blue	17.0	40	1	Fair
57	Pine, Scots	12.0	20	1	Fair
58	Pine, Scots	15.0	35	1	Good
59	Spruce, white	6.0	22	1	Fair
60	Pine, Scots	16.0	38	1	Fair
61	Spruce, blue	12.0	35	1	Fair
62	Boxelder	18.0		1	Good
63	Ash, green	17.5		1	Good
64	Ash, green	19.0		1	Good
65	Ash, green	19.0		1	Good
66	Ash, green	16.5		1	Good
67	Mulberry	10.0		1	Poor
68	Spruce, white	5.5	18	1	Fair
69	Ash, green	13.0		2	Fair
70	Ash, green	15.0		1	Fair
71	Ash, green	8.0		1	Fair
72	Ash, green	13.0		1	Good
73	Elm, American	17.5		1	Good
74	Cottonwood	35.0		1	Good
75	Ash, green	10.0		1	Fair

Tree #	Species	DBH	Height	Stems	Condition
76	Ash, green	8.0		1	Good
77	Ash, green	11.5		1	Good
78	Cottonwood	35.5		1	Good
79	Ash, green	9.0		1	Good
80	Elm, American	8.0		1	Good
81	Ash, green	9.5		1	Fair
82	Ash, green	11.0		1	Good
83	Elm, American	14.5		1	Good
84	Ash, green	8.5		1	Good
85	Boxelder	9.5		1	Fair
86	Ash, green	15.0		1	Good
87	Willow	18.0		1	Good
88	Boxelder	10.0		1	Good
89	Elm, American	15.5		1	Good
90	Ash, green	13.0		1	Good
91	Ash, green	14.0		1	Good
92	Elm, American	11.5		1	Good
93	Elm, American	10.5		1	Good
94	Ash, green	10.5		1	Good
95	Ash, green	18.0		1	Good
96	Ash, green	10.0		1	Good
97	Ash, green	16.5		2	Fair
98	Willow	22.0		1	Good
99	Ash, green	18.0		1	Good
100	Elm, American	12.5		1	Good

Tree #	Species	DBH	Height	Stems	Condition
101	Elm, American	17.5		1	Good
102	Cottonwood	50.0		1	Good
103	Cottonwood	27.0		1	Good
104	Ash, green	10.5		1	Good
105	Elm, American	20.5		1	Good
106	Cottonwood	44.5		1	Good
107	Boxelder	16.0		1	Fair
108	Spruce, white	11.0	40	1	Good
109	Spruce, white	9.0	40	1	Good
110	Spruce, white	8.5	30	1	Good
111	Elm, American	21.0	2	Fair	
112	Cottonwood	34.0		1	Good
113	Ash, green	8.0		1	Good
114	Elm, American	10.0		1	Good
115	Ash, green	14.0		1	Good
116	Boxelder	8.5		1	Good
117	Ash, green	9.5		1	Good
118	Ash, green	9.0		1	Good
119	Cottonwood	36.0		1	Good
120	Cottonwood	32.0		1	Good
121	Cottonwood	35.0		1	Good
122	Cottonwood	25.0		1	Good
123	Ash, green	8.0		1	Good
124	Cottonwood	27.0		1	Good
125	Cottonwood	35.0		1	Good
126	Ash, green	8.5		1	Good
127	Cottonwood	26.0		1	Good
128	Elm, American	10.0		1	Good
129	Cottonwood	20.0		1	Good
130	Crabapple	13.0		1	Good
131	Cottonwood	23.0		1	Good
132	Cottonwood	25.0		1	Good
133	Cottonwood	25.0		1	Good
134	Ash, green	10.5		1	Good
135	Cottonwood	23.0		1	Good
136	Ash, green	8.0		1	Good
137	Willow	20.0		1	Good
138	Cottonwood	28.0		1	Fair
139	Boxelder	18.0		1	Fair
140	Cottonwood	47.0		1	Fair
141	Ash, green	19.5		1	Good
142	Spruce, blue	16.0	40	1	Good
143	Spruce, blue	14.0	30	1	Fair
144	Spruce, blue	15.0	35	1	Good
145	Spruce, blue	16.0	35	1	Good
146	Ash, green	14.0		1	Good
147	Spruce, blue	14.0	40	1	Good
148	Maple, silver	21.5		1	Good
149	Honeylocust	13.0		1	Fair
150	Honeylocust	9.5		1	Good
151	Ash, green	9.0		1	Good
152	Ash, green	15.5		1	Good
153	Ash, green	15.0		1	Good
154	Ash, green	15.0		1	Good
155	Ash, green	15.5		1	Good
156	Ash, green	11.5		1	Good
157	Ash, green	8.5		1	Good
158	Spruce, white	11.5	40	1	Fair
159	Spruce, white	9.0	40	1	Fair
160	Spruce, white	11.0	40	1	Good

Tree #	Species	DBH	Height	Stems	Condition
161	Ash, green	12.0		1	Good
162	Ash, green	13.0		1	Good
163	Spruce, white	7.5	35	1	Fair
164	Spruce, white	13.5	45	1	Good
165	Spruce, white	10.5	40	1	Fair
166	Ash, green	9.0		1	Good
167	Ash, green	8.5		1	Good
168	Ash, green	13.5		1	Good
169	Ash, green	15.5		1	Fair
170	Ash, green	12.5		1	Fair
171	Ash, green	15.5		1	Good
172	Ash, green	16.0		1	Good
173	Ash, green	15.0		1	Good
174	Spruce, white	10.0	20	1	Good
175	Spruce, white	12.0	30	1	Good
176	Spruce, white	12.0	30	1	Good
177	Ash, green	15.0		1	Good
178	Ash, green	12.0		1	Good
179	Ash, green	13.5		1	Good
180	Ash, green	12.0		1	Good
181	Ash, green	16.0		1	Good
182	Ash, green	17.0		1	Good
183	Spruce, white	8.0	40	1	Fair
184	Spruce, white	11.0	40	1	Good
185	Spruce, white	10.5	40	1	Good
186	Spruce, blue	16.0	40	1	Good
187	Spruce, blue	6.0	20	1	Fair
188	Spruce, blue	15.5	40	1	Good
189	Spruce, blue	9.5	40	1	Good
190	Spruce, blue	12.5	40	1	Good
191	Spruce, blue	15.0	40	1	Good
192	Ash, green	11.5		1	Fair
193	Ash, green	9.5		1	Poor
194	Ash, green	8.5		1	Good
195	Ash, green	10.0		1	Good
196	Honeylocust	14.0		1	Fair
197	Spruce, blue	13.0	35	1	Good
198	Maple, silver	34.0		1	Good
199	Spruce, blue	11.5	30	1	Good
200	Spruce, blue	20.0	30	1	Good
201	Maple, silver	24.5		1	Good
202	Ash, green	10.0		1	Fair
203	Maple, silver	10.0		1	Good
204	Ash, green	9.5		1	Fair
205	Basswood	13.5		1	Good
206	Basswood	10.5		1	Good
207	Basswood	10.5		1	Fair
208	Basswood	16.5		1	Good
209	Arborvitae	14.0		1	Fair
210	Arborvitae	9.0		5	Fair
211	Arborvitae	8.0	12	5	Fair
212	Arborvitae	4.5	15	1	Fair
213	Arborvitae	15.5	18	4	Fair
214	Arborvitae	13.0	20	3	Fair
215	Arborvitae	15.0	20	3	Fair
216	Basswood	14.0		1	Good
217	Spruce, blue	12.0	35	1	Good
218	Basswood	19.0		1	Good
219	Basswood	16.5		1	Good
220	Basswood	15.5		1	Good



**TREE NOTE**  
 1. The trees shown hereon were identified and field located to sub-meter accuracy by Stephen Nicholson, a Certified Arborist and Forester with TreeBiz on 07/06/2017.  
 2. Tree diameters are measured in inches.  
 3. Tree heights are measured to the nearest foot.







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763.424.5305  
www.loucksinc.com

LOUCKS PROJECT NO. 17298.0A

PROJECT TITLE  
**BREN ROAD MASTER SITE DEVELOPMENT**

OWNER/DEVELOPER



ISSUE #	DATE	DESCRIPTION
1	04/06/2018	CITY SUBMITTAL

**NOT FOR CONSTRUCTION**

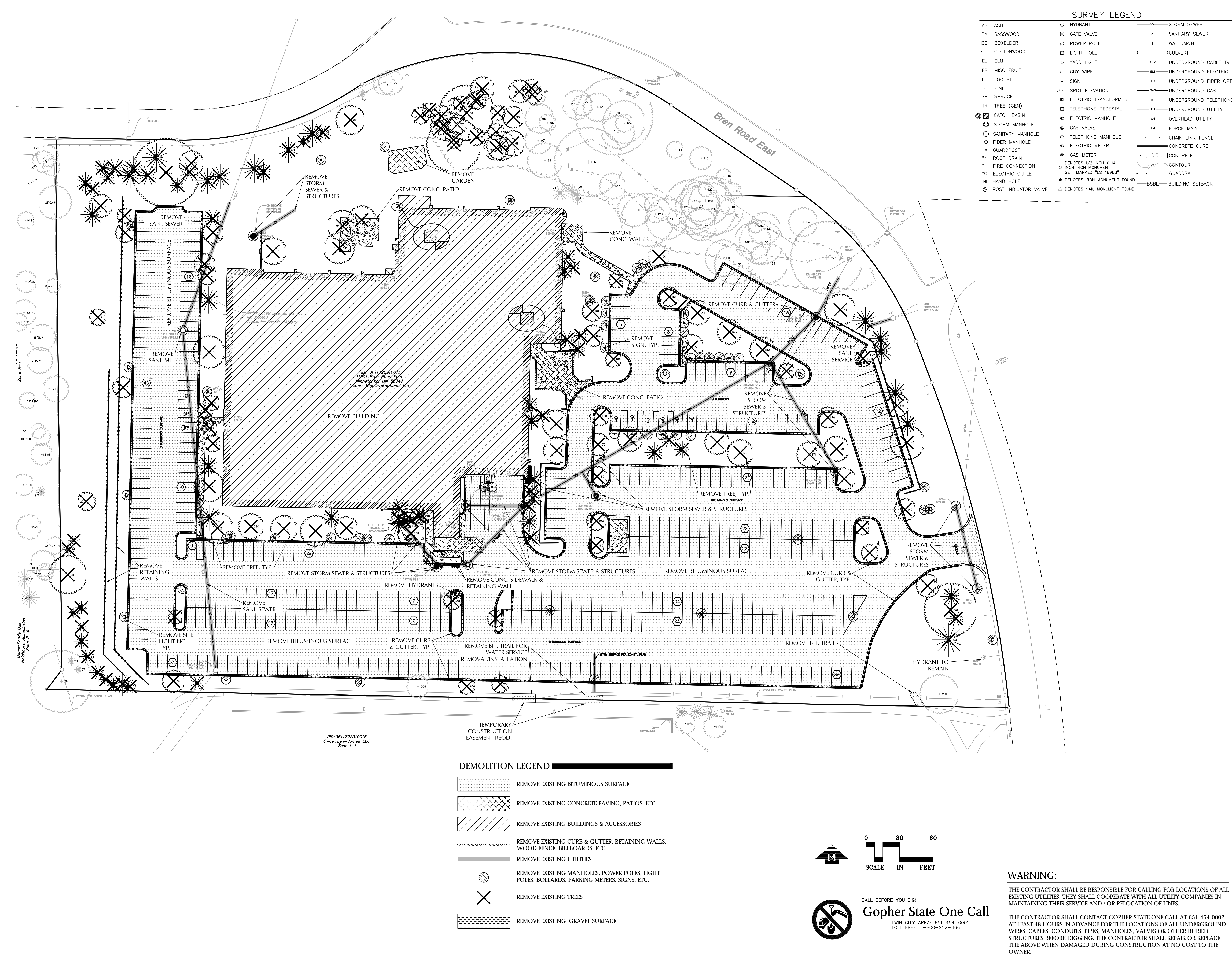
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

P.J. Disch, PE	
49933	XX/XX/XXXX
License Number	Date
DATE	03/30/2018
DRAWN BY	SRT
CHECKED BY	PJD
COMMISSION NUMBER	1393.123

**DEMOLITION PLAN**

SHEET NUMBER

**C1-2**

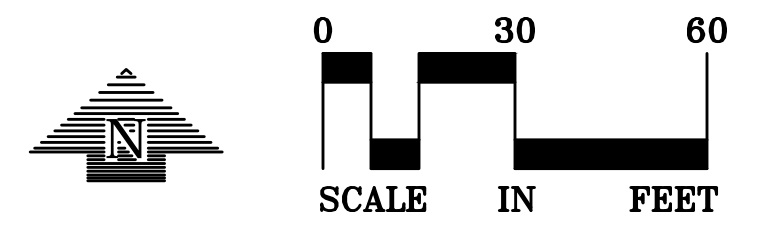


**SURVEY LEGEND**

AS ASH	◇ HYDRANT	— STORM SEWER
BA BASSWOOD	⊗ GATE VALVE	— SANITARY SEWER
BO BOXELDER	⊗ POWER POLE	— WATERMAIN
CO COTTONWOOD	⊗ LIGHT POLE	— CULVERT
EL ELM	⊗ YARD LIGHT	— CTV UNDERGROUND CABLE TV
FR MISC FRUIT	— GUY WIRE	— ELE UNDERGROUND ELECTRIC
LO LOCUST	⊗ SIGN	— FO UNDERGROUND FIBER OPTIC
PI PINE	⊗ SPOT ELEVATION	— GAS UNDERGROUND GAS
SP SPRUCE	⊗ ELECTRIC TRANSFORMER	— TEL UNDERGROUND TELEPHONE
TR TREE (GEN)	⊗ TELEPHONE PEDESTAL	— UT UNDERGROUND UTILITY
⊗ CATCH BASIN	⊗ ELECTRIC MANHOLE	— OH OVERHEAD UTILITY
⊗ STORM MANHOLE	⊗ GAS VALVE	— FM FORCE MAIN
⊗ SANITARY MANHOLE	⊗ TELEPHONE MANHOLE	— X CHAIN LINK FENCE
⊗ FIBER MANHOLE	⊗ ELECTRIC METER	— CONCRETE CURB
⊗ GUARDPOST	⊗ GAS METER	— CONCRETE
⊗ ROOF DRAIN	⊗ DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET, MARKED "LS 48988"	— CONTOUR
⊗ FIRE CONNECTION	⊗ DENOTES IRON MONUMENT FOUND	— GUARDRAIL
⊗ ELECTRIC OUTLET	⊗ DENOTES NAIL MONUMENT FOUND	— BSBL BUILDING SETBACK
⊗ HAND HOLE		
⊗ POST INDICATOR VALVE		

**DEMOLITION LEGEND**

	REMOVE EXISTING BITUMINOUS SURFACE
	REMOVE EXISTING CONCRETE PAVING, PATIOS, ETC.
	REMOVE EXISTING BUILDINGS & ACCESSORIES
	REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, WOOD FENCE, BILLBOARDS, ETC.
	REMOVE EXISTING UTILITIES
	REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
	REMOVE EXISTING TREES
	REMOVE EXISTING GRAVEL SURFACE



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TOLL FREE: 1-800-252-1166

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PID: 3611722310016  
Owner: Lyn - James LLC  
Zone 1-1

PID: 3611722310015  
11801 Bren Road East  
Minneapolis, MN 55454  
Owner: Big Interiors, Inc.

Owner: Shady Oak  
Neighbors Association  
Zone R-4



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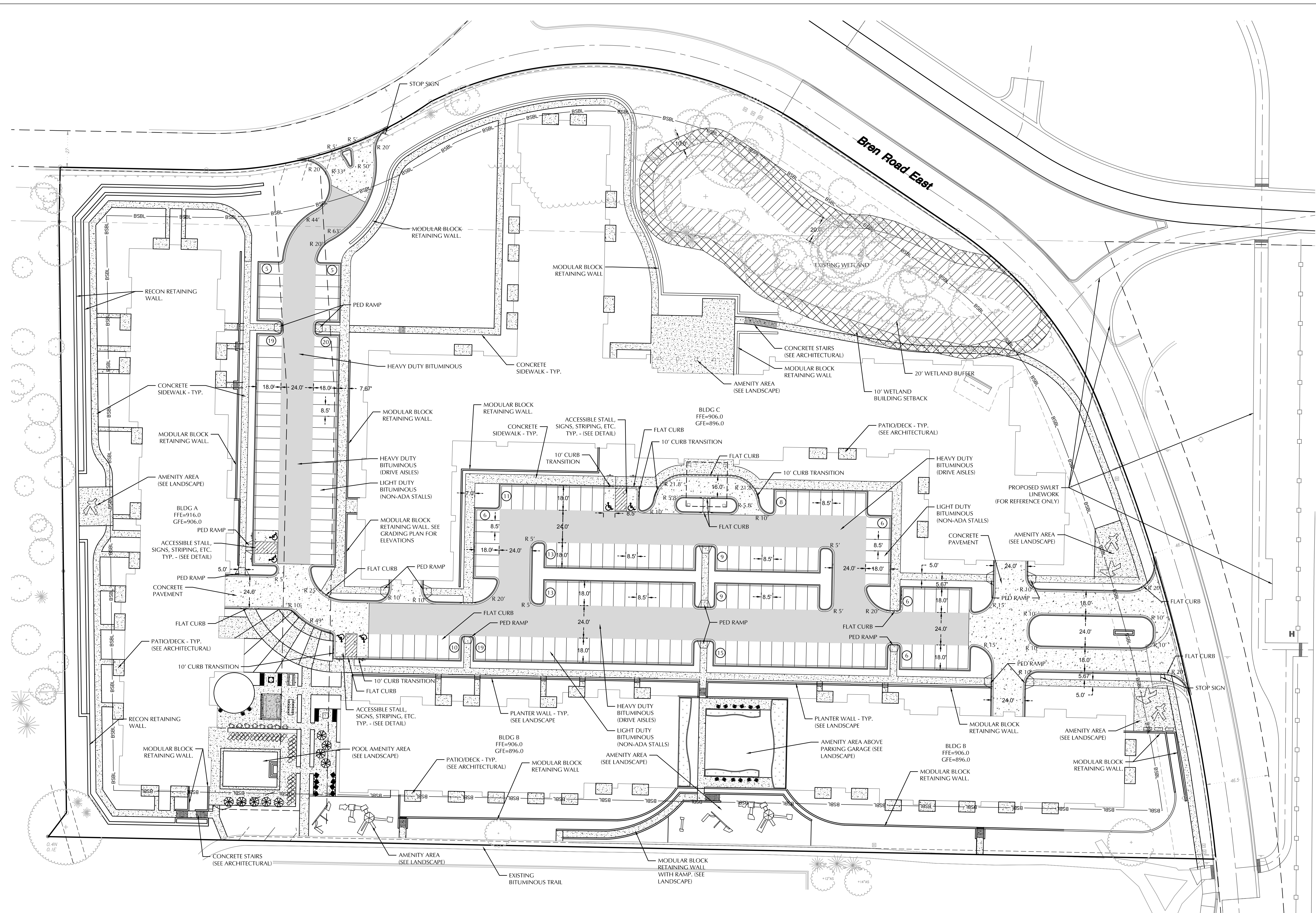
P.J. Disch, PE	
49933	XX/XX/XXXX
License Number	Date
DATE	03/30/2018
DRAWN BY	SRT
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COMMISSION NUMBER	1393.123

SHEET TITLE

**SITE  
 PLAN**

SHEET NUMBER

**C2-1**



EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	STORM SEWER	
	WATERMAIN	
	FIREMAIN	
	DRANTILE	
	SALT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TRENCHLINE	
	EASEMENT LINE	
	SECTION LINE	
	FENCE LINE	
	UNDERGRND. TELE.	
	UNDERGRND. GAS	
	OVERHEAD UTILITY	
	UNDERGRND. FIBER OPTIC	
	UNDERGRND. ELECTRIC	
	UNDERGRND. CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	

- SITE NOTES**
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
  - ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
  - ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
  - TYPICAL FULL SIZED PARKING STALL IS 8.5' X 18' WITH A 24' WIDE TWO WAY DRIVE UNLESS OTHERWISE NOTED.
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  - BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
  - SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
  - BITUMINOUS PARKING STALLS TO BE LIGHT DUTY BITUMINOUS. DRIVE ISLES TO BE HEAVY DUTY BITUMINOUS.

**OFF-STREET PARKING CALCULATIONS**

PROPOSED SURFACE PARKING PROVIDED:	180 STALLS
PROPOSED GARAGE PARKING PROVIDED:	365 STALLS
PROPOSED TOTAL PARKING PROVIDED:	545 STALLS

**ACCESSIBLE PARKING**

SURFACE ACCESSIBLE PARKING:	6 STALLS
GARAGE ACCESSIBLE PARKING:	8 STALLS
REQUIRED SURFACE ACCESSIBLE PARKING:	6 STALLS*
REQUIRED GARAGE ACCESSIBLE PARKING:	8 STALLS**

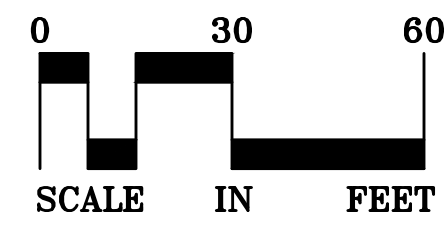
\*REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 151-200 STALLS  
 \*\*REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 301-400 STALLS

**SITE DATA**

CURRENT ZONING:	I-1 (INDUSTRIAL)
PROPOSED ZONING:	PUD
PARKING SETBACK:	10 FT.
BUILDING SETBACK:	35 FT.
PROPERTY AREA:	9.39 AC
EXISTING AREA:	5.19 AC (55.3%)
PROPOSED IMPERVIOUS AREA:	5.70 AC (60.7%)

**SITE PLAN LEGEND**

	CONCRETE SIDEWALK
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT



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LOUCKS PROJECT NO. 17298.0A

PROJECT TITLE

**BREN ROAD  
MASTER SITE  
DEVELOPMENT**

OWNER/DEVELOPER



ISSUE #	DATE	DESCRIPTION
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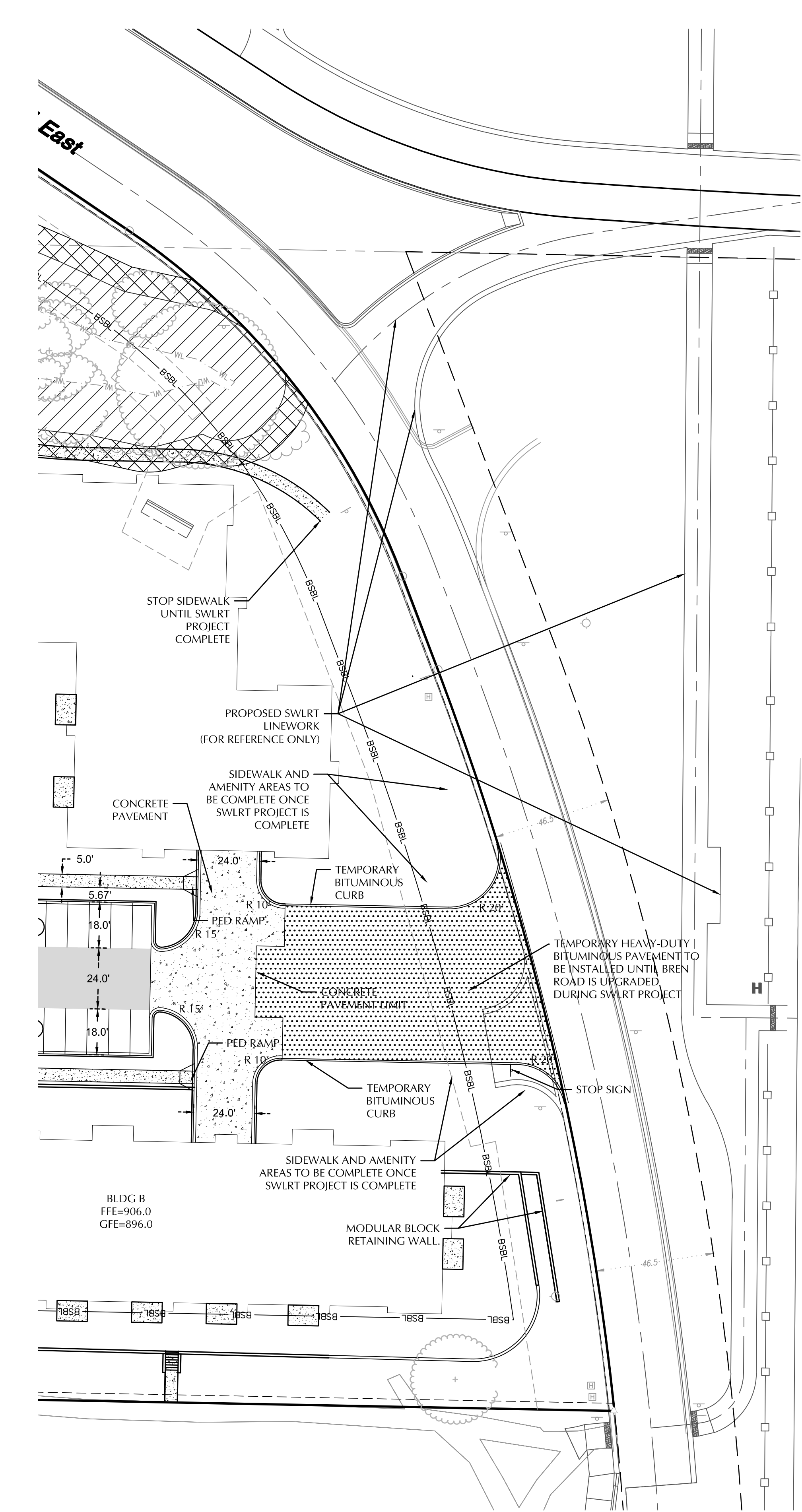
**TEMPORARY  
SITE  
PLAN**

SHEET NUMBER

**C2-2**

8 1/2" x 11" (A); fci d2-bW9C9

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	ELECTRIC MANHOLE	
	WATERMAN	
	FIREMAN	
	DRANTILE	
	SALT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TRELINE	
	EASEMENT LINE	
	SECTION LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	

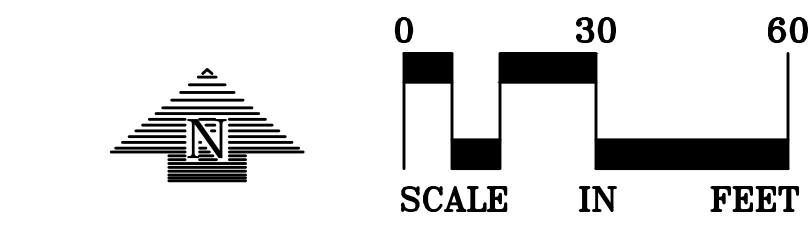


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**SITE PLAN LEGEND**

	CONCRETE SIDEWALK
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	TEMPORARY HEAVY-DUTY BITUMINOUS PAVEMENT



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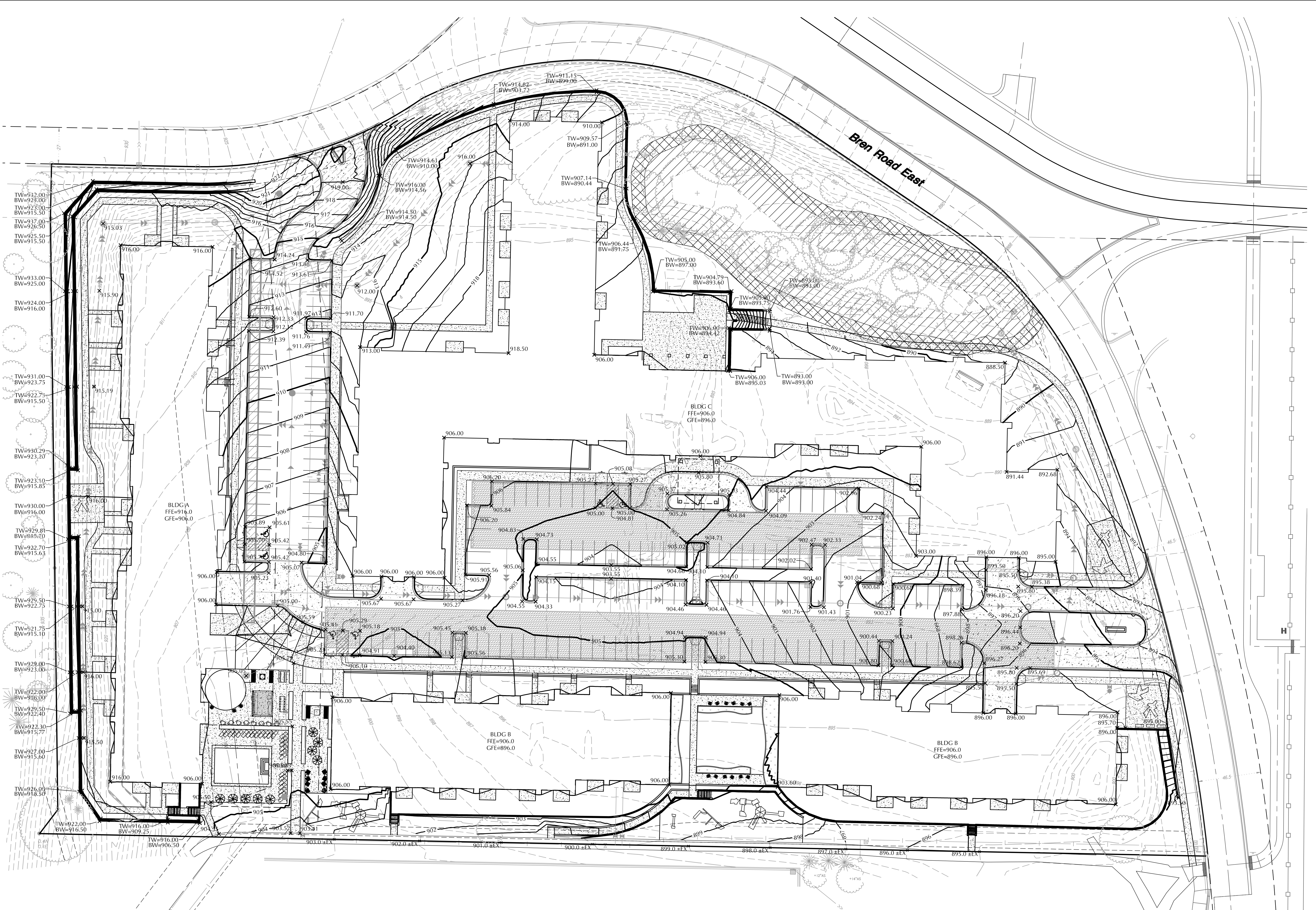
**GRADING  
PLAN**

SHEET NUMBER

**C3-1**

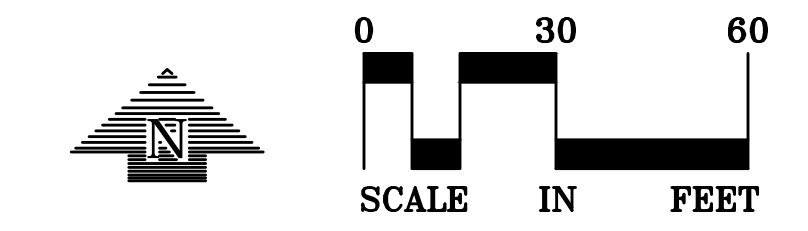
48% 67J; fci dz-bW9C9

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FIREMAIN	
	DRIVEWAY	
	SALT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	EASEMENT LINE	
	SECTION LINE	
	FENCE LINE	
	UNDERROAD GAS	
	UNDERROAD TELE	
	OVERHEAD UTILITY	
	UNDERROAD FIBER OPTIC	
	UNDERROAD ELECTRIC	
	UNDERROAD CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	



**GRADING, DRAINAGE & EROSION CONTROL NOTES**

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLANS FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- SEE LANDSCAPE PLAN FOR FINAL SITE STABILIZATION.



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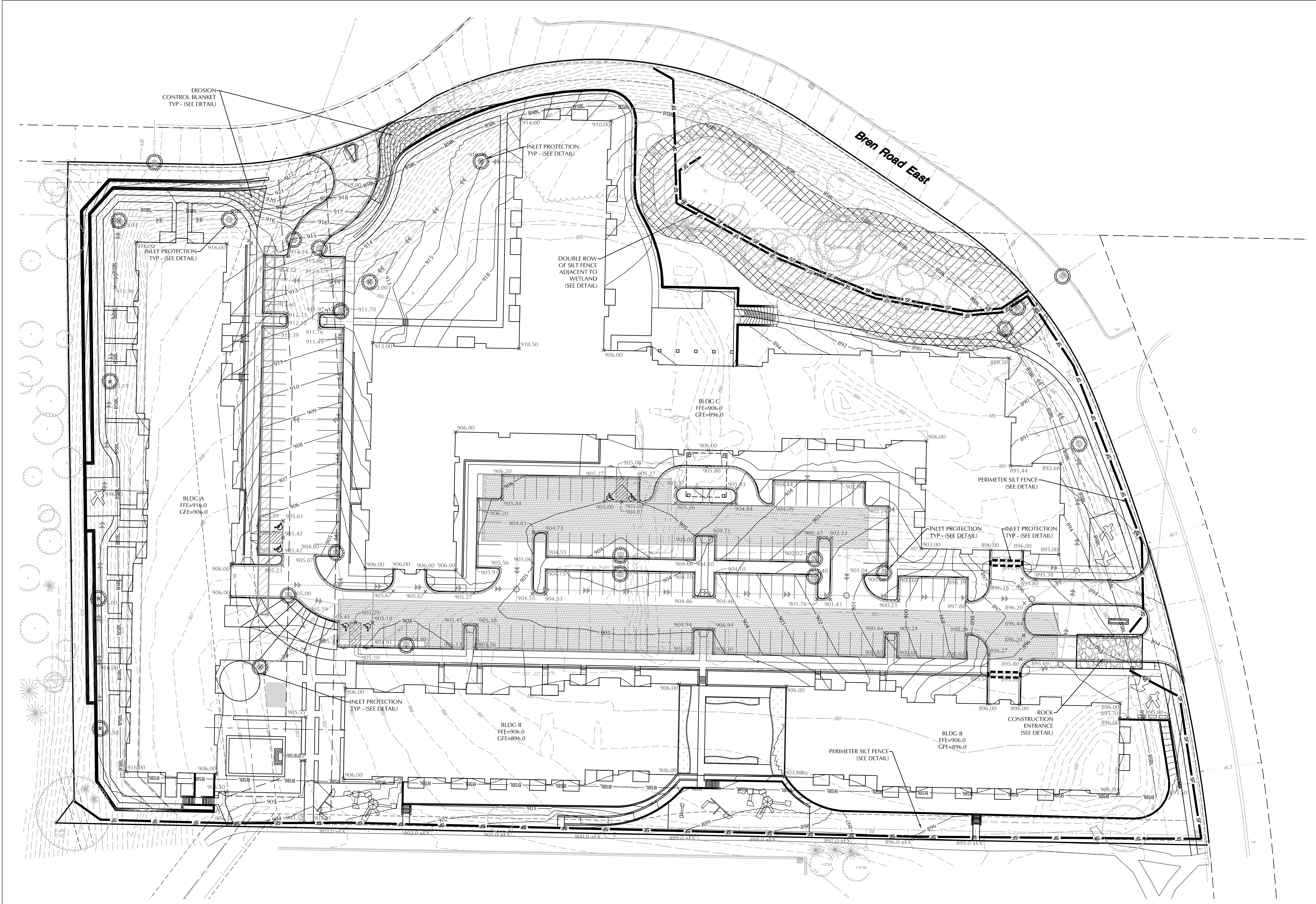
P.J. Disch, PE	
49933	XX/XX/XXXX
License Number	Date
DATE	03/30/2018
DRAWN BY	SRT
CHECKED BY	PJD
COMMISSION NUMBER	1393.123

SHEET TITLE  
**SWPPP**

SHEET NUMBER  
**C3-2**

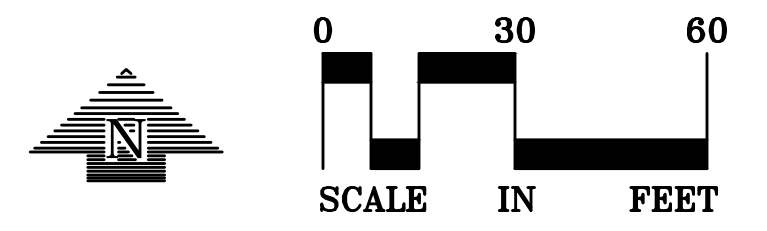
48% 67J; fci dZbW9C9

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FIREMAIN	
	DRIVEWAY	
	SALT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	THELINE	
	EASEMENT LINE	
	SECTION LINE	
	FENCE LINE	
	UNDERGRND. TELE.	
	UNDERGRND. GAS	
	OVERHEAD UTILITY	
	UNDERGRND. FIBER OPTIC	
	UNDERGRND. ELECTRIC	
	UNDERGRND. CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COURTS	



**SWPPP LEGEND**

	SILT FENCE
	INLET PROTECTION
	EROSION CONTROL BLANKET



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TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

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Maple Grove, MN 55369  
763-424-5305  
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LOUCKS PROJECT NO. 17298.0A

PROJECT TITLE

**BREN ROAD  
MASTER SITE  
DEVELOPMENT**

OWNER/DEVELOPER



ISSUE #	DATE	DESCRIPTION
1	04/06/2018	CITY SUBMITTAL

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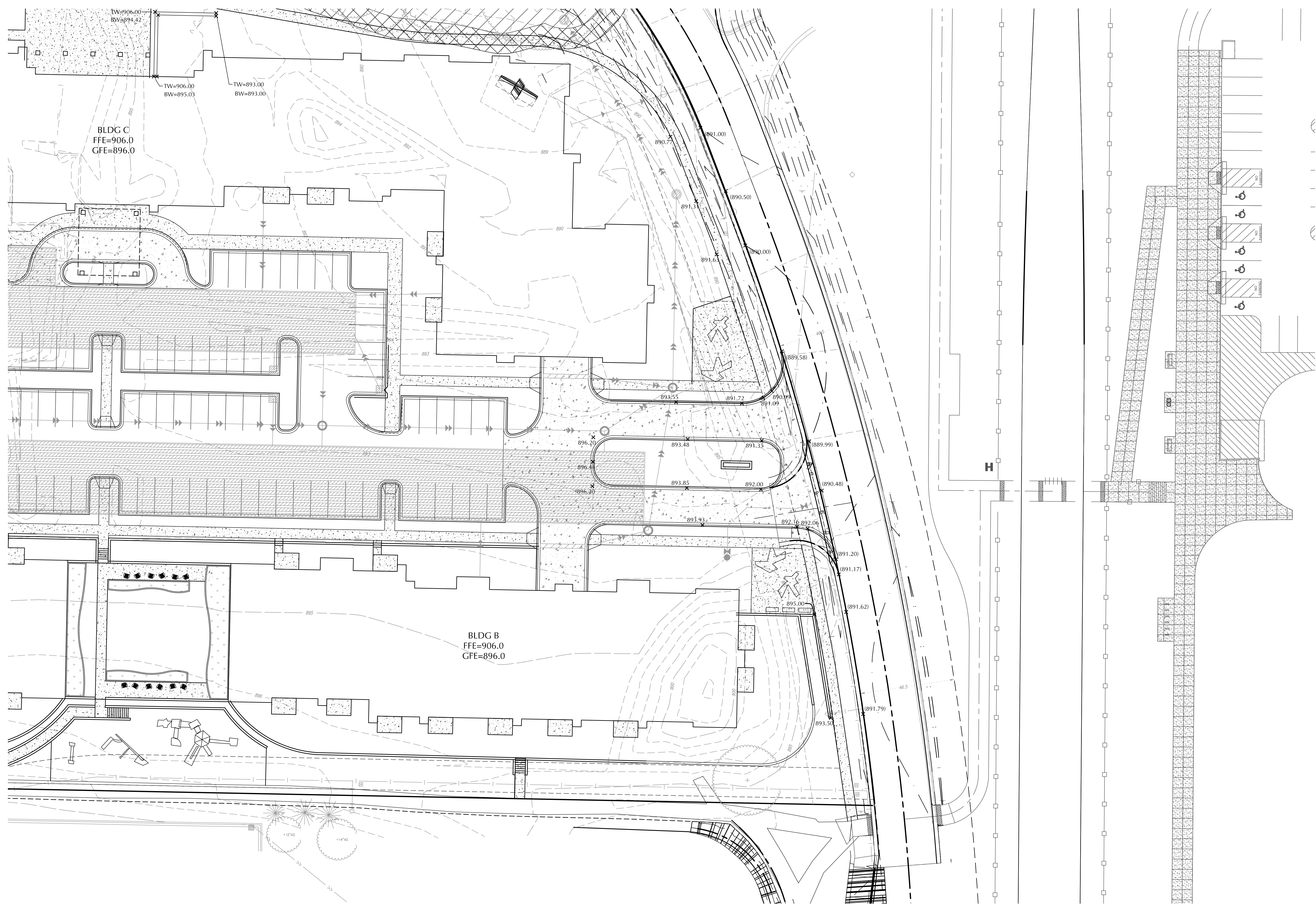
SHEET TITLE

**FUTURE  
ENTRANCE  
PLAN**

SHEET NUMBER

**C3-4**

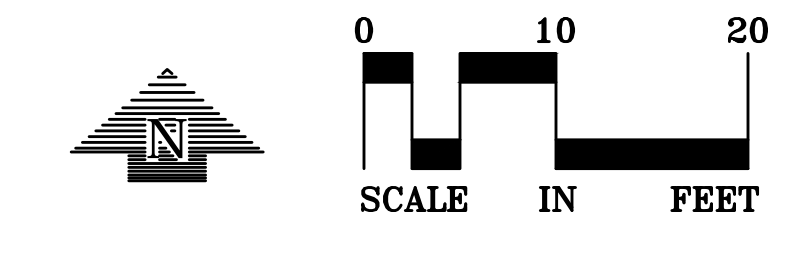
¥ 85% 67J; fci dZ-bW9C9



EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FIREMAIN	
	DRIVEWAY	
	SALT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	THREELINE	
	EASEMENT LINE	
	SECTION LINE	
	FENCE LINE	
	GAS	
	UNDERGROUND TELE	
	OVERHEAD UTILITY	
	FO	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	

**LEGEND**

XXX.XX x	PROPOSED SPOT
(XXX.XX) x	SWLRT PROPOSED SPOT
---	SWLRT CONTOUR



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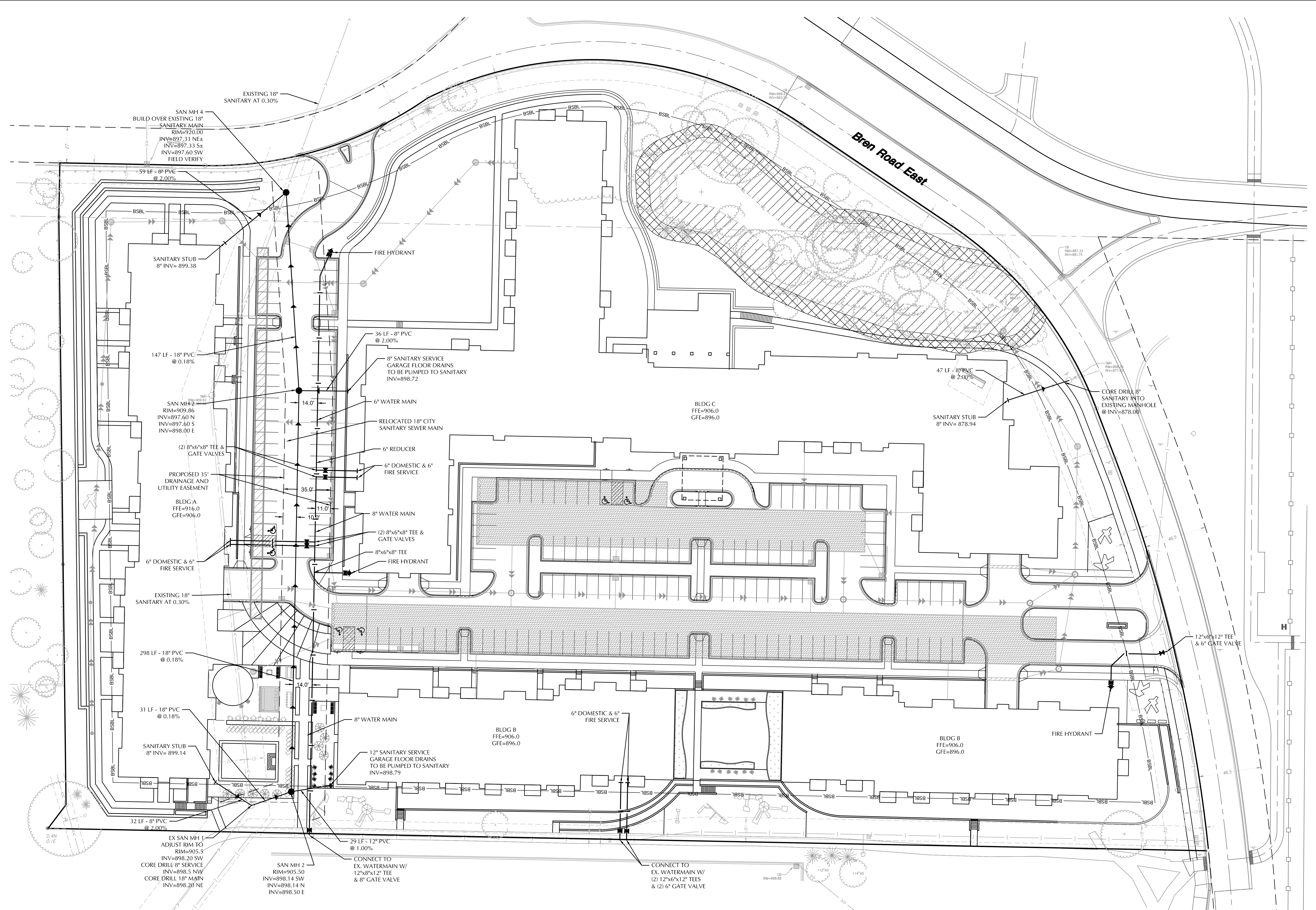
**SANITARY  
SEWER &  
WATERMAIN  
PLAN**

SHEET NUMBER

**C4-1**

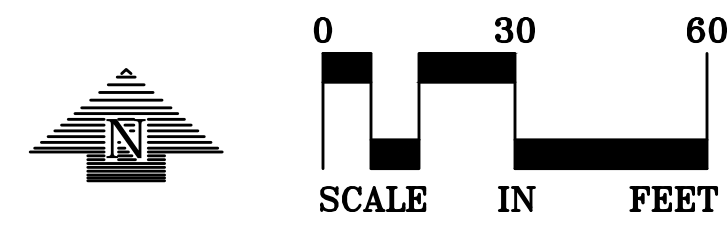
8 1/2" x 11" (A) fci d2-bW9C9

EXISTING	CIVIL LEGEND	PROPOSED
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	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
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	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
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	CURB & GUTTER	
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	THREELINE	
	EASEMENT LINE	
	SECTION LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	



**UTILITY NOTES**

- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER WYES, TEES AND SERVICES SHALL BE SCH. 40 PVC.
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE CASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
  - PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH ASTM M252.
  - PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
  - ALL FITTINGS MUST COMPLY WITH ASTM D3212.
  - WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.



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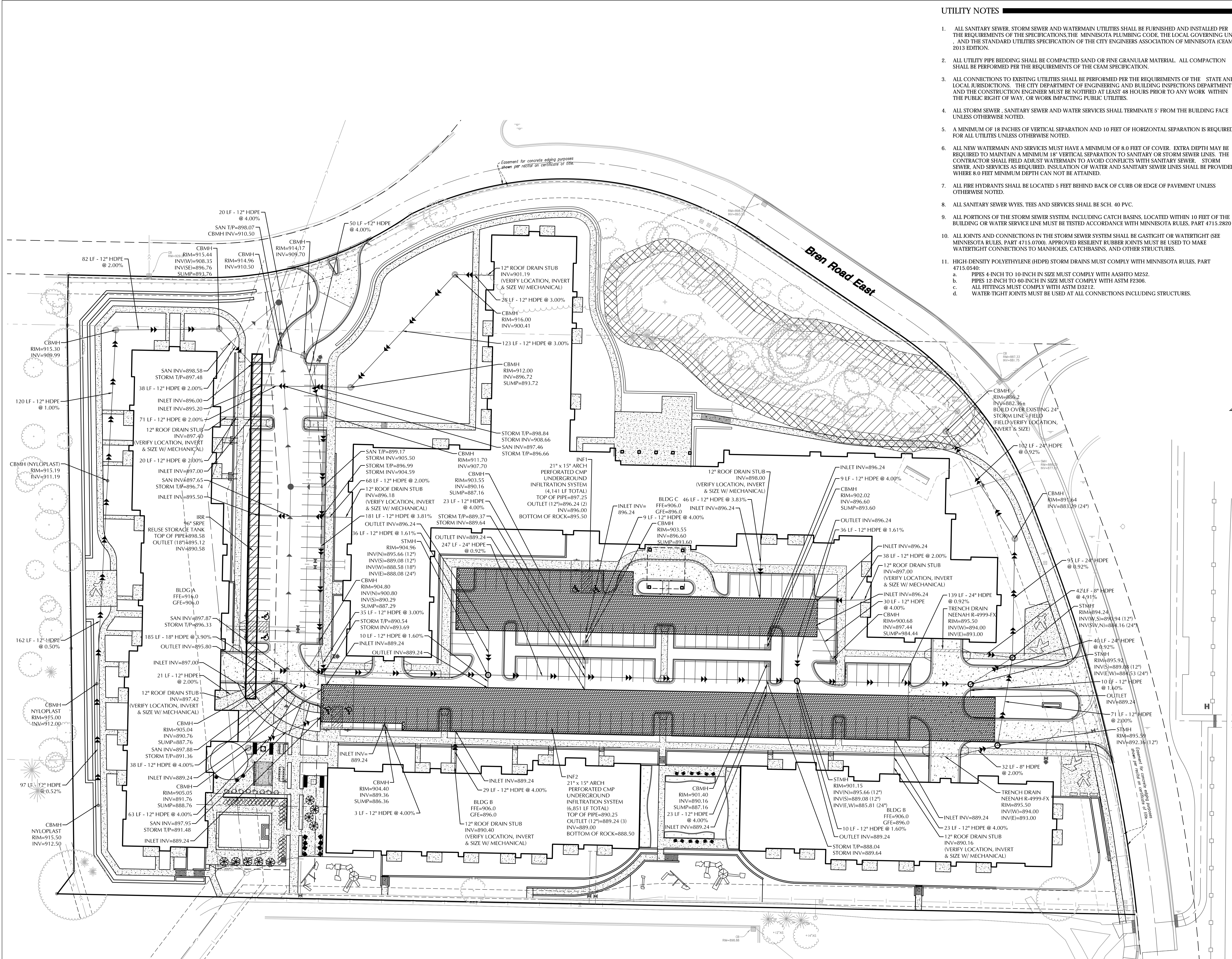
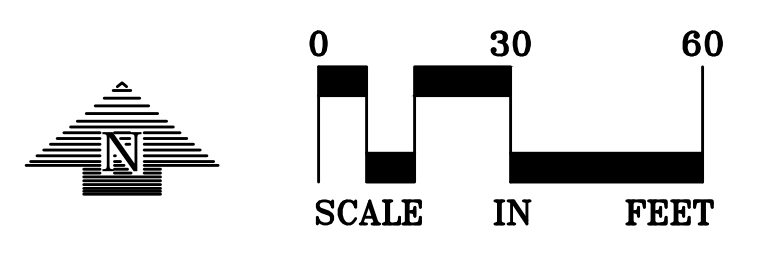
**STORM SEWER PLAN**

**SHEET NUMBER**  
**C4-2**

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	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FIREMAIN	
	DRANTILE	
	SALT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TRENCHLINE	
	EASEMENT LINE	
	SERVICE LINE	
	FENCE LINE	
	UNDERGROUND GAS	
	UNDERGROUND TELE	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	



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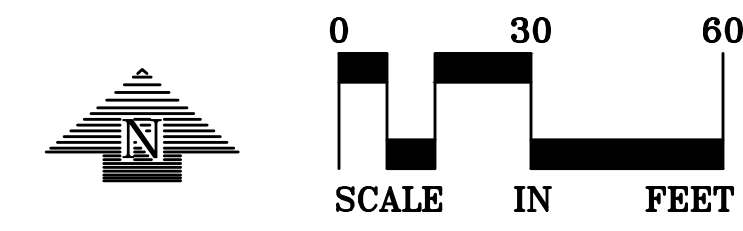
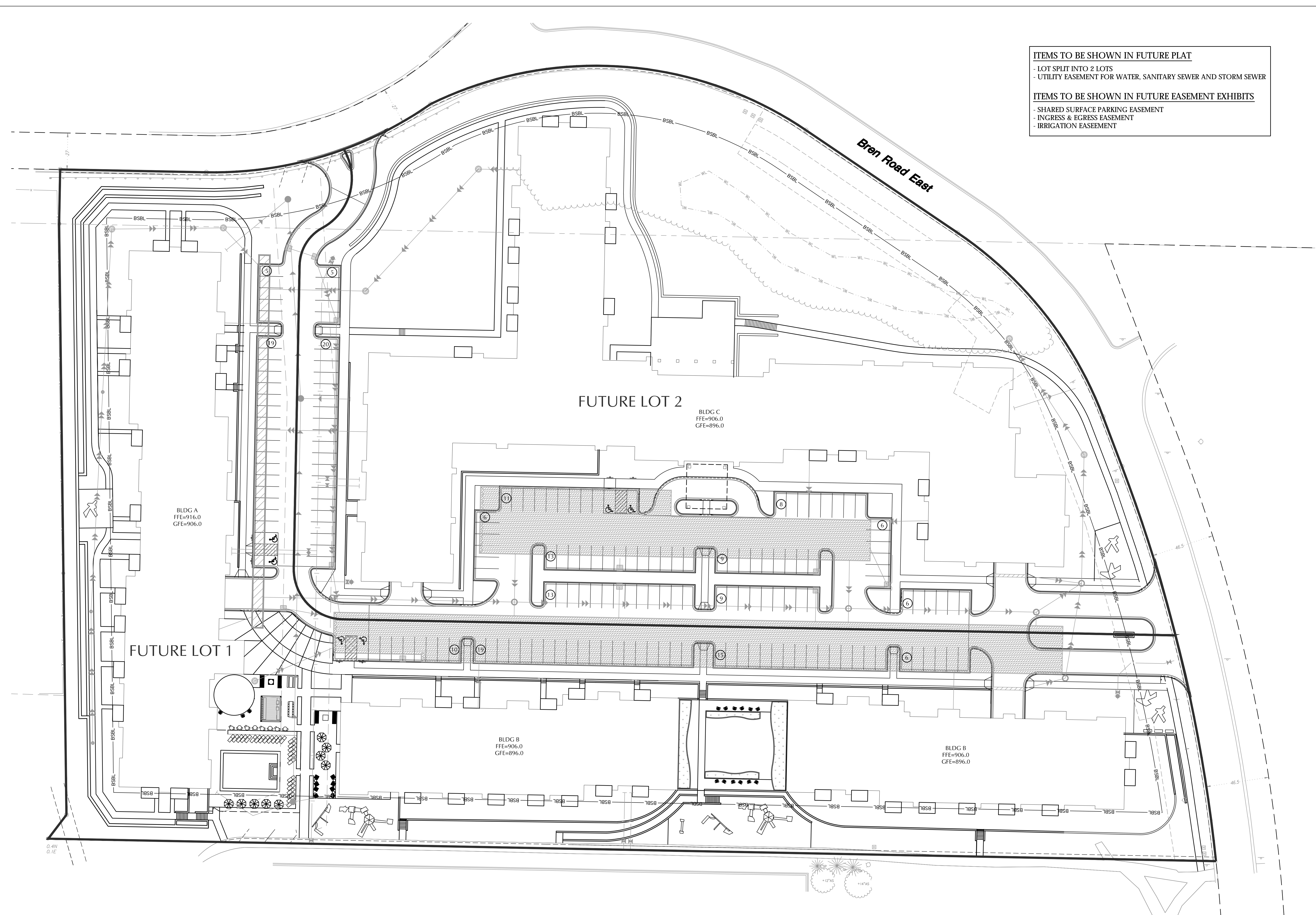
**LOT SPLIT  
EXHIBIT**

SHEET NUMBER

**EXH-1**

¥ 88% 67J ; fci dZ-bW9C9

- ITEMS TO BE SHOWN IN FUTURE PLAT**
- LOT SPLIT INTO 2 LOTS
  - UTILITY EASEMENT FOR WATER, SANITARY SEWER AND STORM SEWER
- ITEMS TO BE SHOWN IN FUTURE EASEMENT EXHIBITS**
- SHARED SURFACE PARKING EASEMENT
  - INGRESS & EGRESS EASEMENT
  - IRRIGATION EASEMENT



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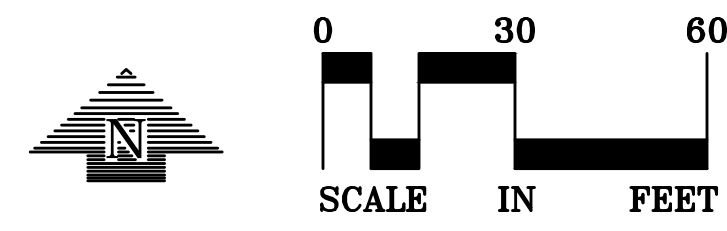
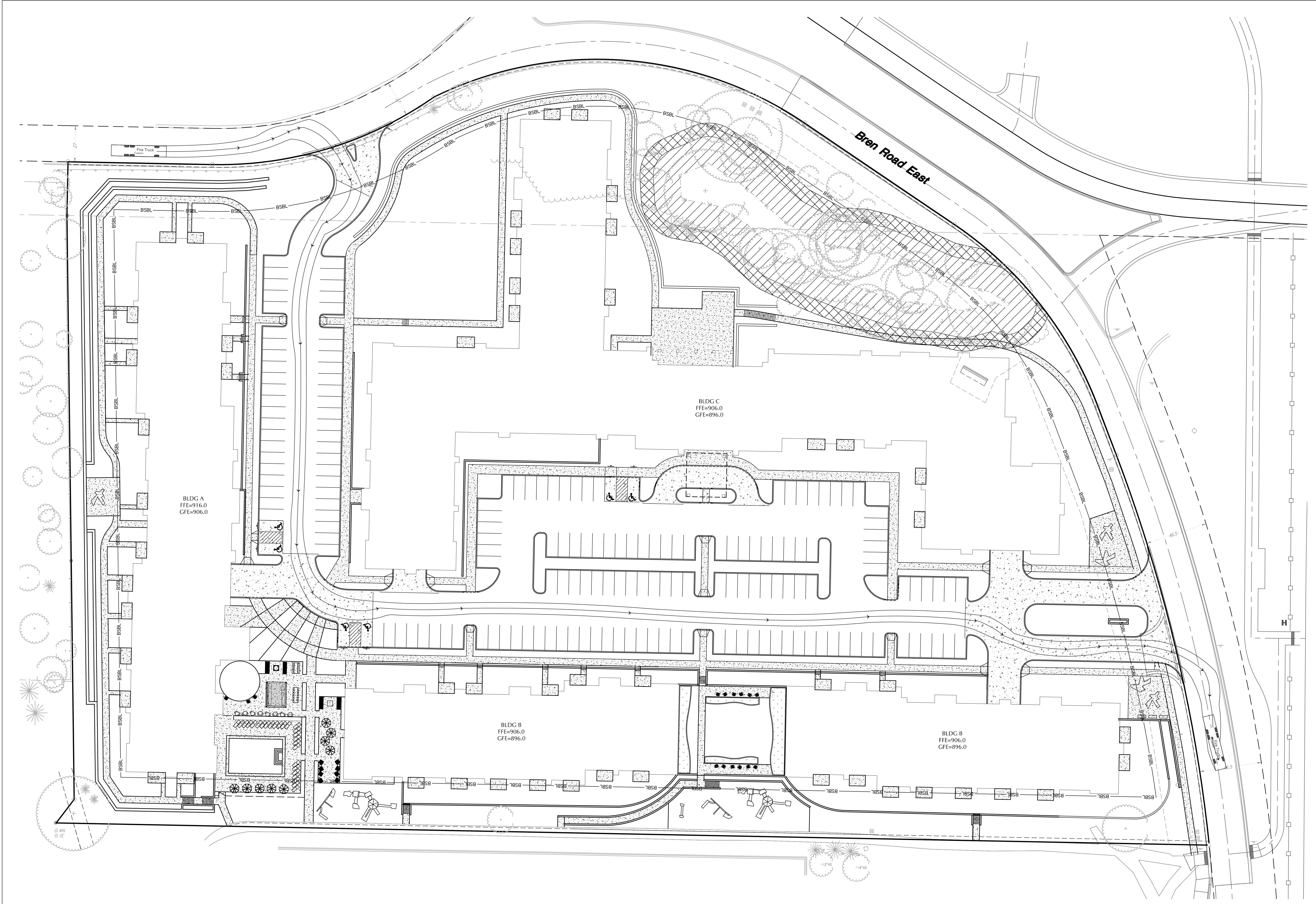
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**TRUCK  
TURNING PLAN**

SHEET NUMBER

**EXH-2**

EXISTING	CIVIL LEGEND	PROPOSED
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	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SDI BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
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	ELECTRIC MANHOLE	
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	FENCE LINE	
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	UNDERGROUND GAS	
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CERTIFICATION

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.

PJ Disch, PE

49933	XX/XX/XXXX
License Number	Date
DATE	03/30/2018
DRAWN BY	SRT
CHECKED BY	PJD
COMMISSION NUMBER	1393.123

SHEET TITLE

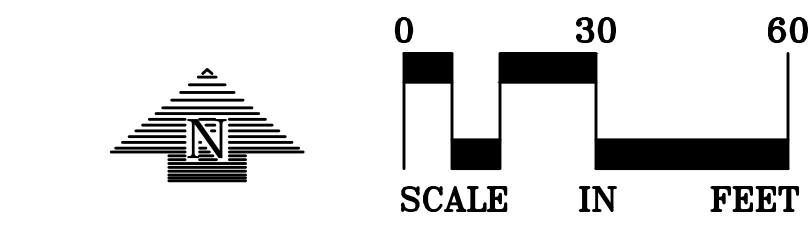
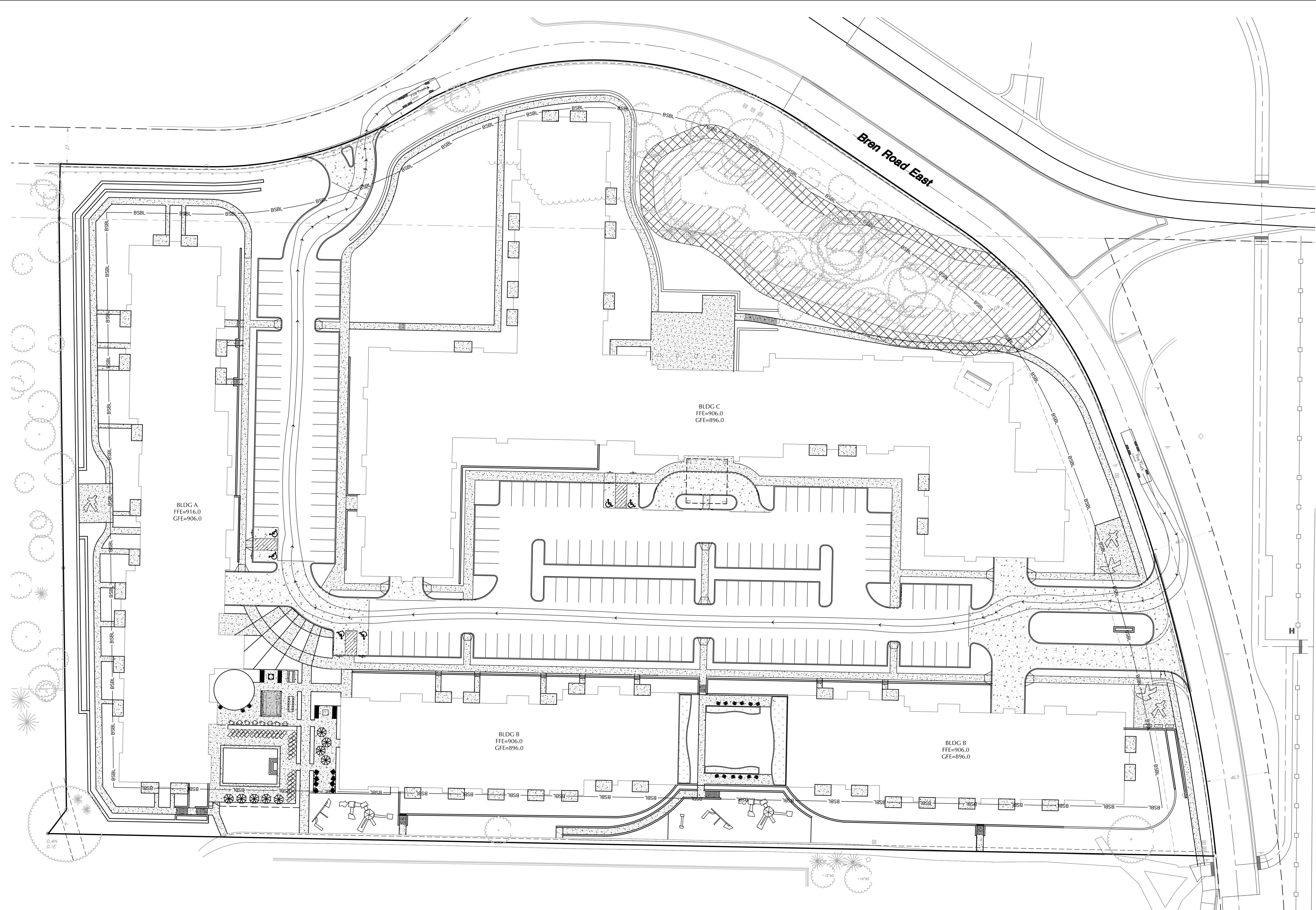
**TRUCK  
TURNING PLAN**

SHEET NUMBER

**EXH-3**

8 1/2" x 11" ; fci d2-bW9C9

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SDI BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FIREMAIN	
	DRIVEWAY	
	SALT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREADLINE	
	EASEMENT LINE	
	SECTION LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	



CALL BEFORE YOU DIG!  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

**WARNING:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.  
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



CONSULTANTS



PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763-424-5305  
www.loucksinc.com

LOUCKS PROJECT NO. 17298.0A

PROJECT TITLE

**BREN ROAD  
MASTER SITE  
DEVELOPMENT**

OWNER/DEVELOPER



ISSUE #	DATE	DESCRIPTION
1	04/06/2018	CITY SUBMITTAL

**NOT FOR  
CONSTRUCTION**

CERTIFICATION

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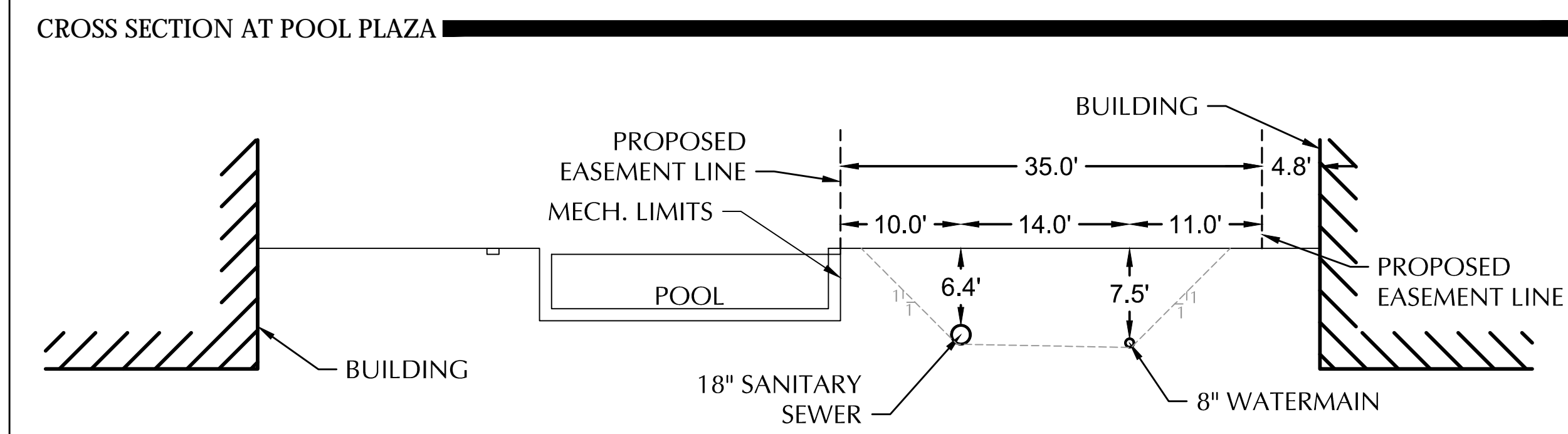
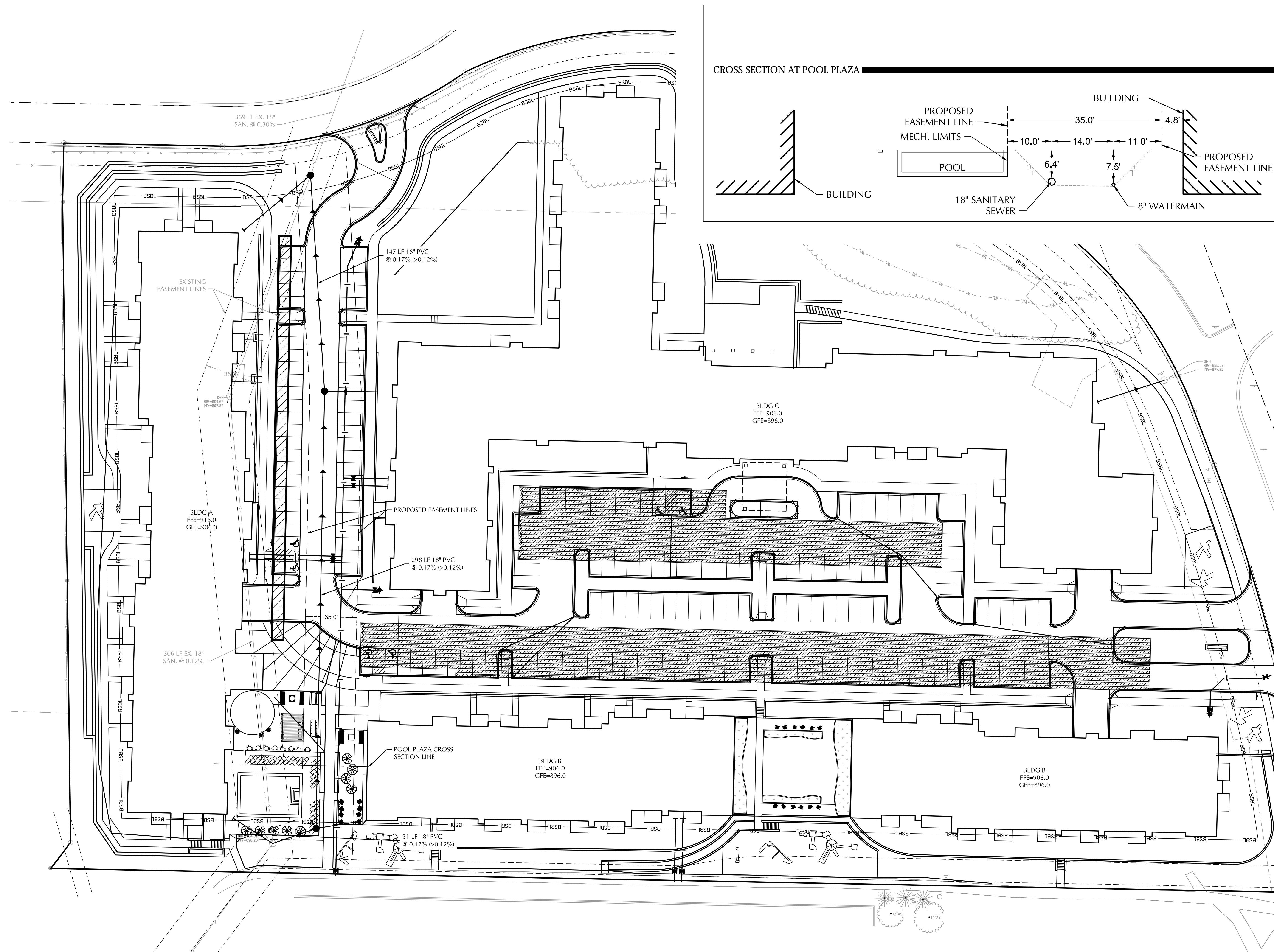
P.J. Disch, PE	
49933	XX/XX/XXXX
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SHEET TITLE	

**SANITARY  
SEWER EXHIBIT**

SHEET NUMBER

**EXH-4**

¥ 85% 67J; fci dZ-bW9C9





ISSUE #	DATE	DESCRIPTION
04/06/2018	CITY SUBMITAL	

**GENERAL NOTES**

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ADJUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "Y" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 8' ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL, CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION.
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

**IRRIGATION NOTES**

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERFORMANCE IRRIGATION PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB.

**SURVEY NOTES**

- ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
- ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

**PROJECT SUMMARY**

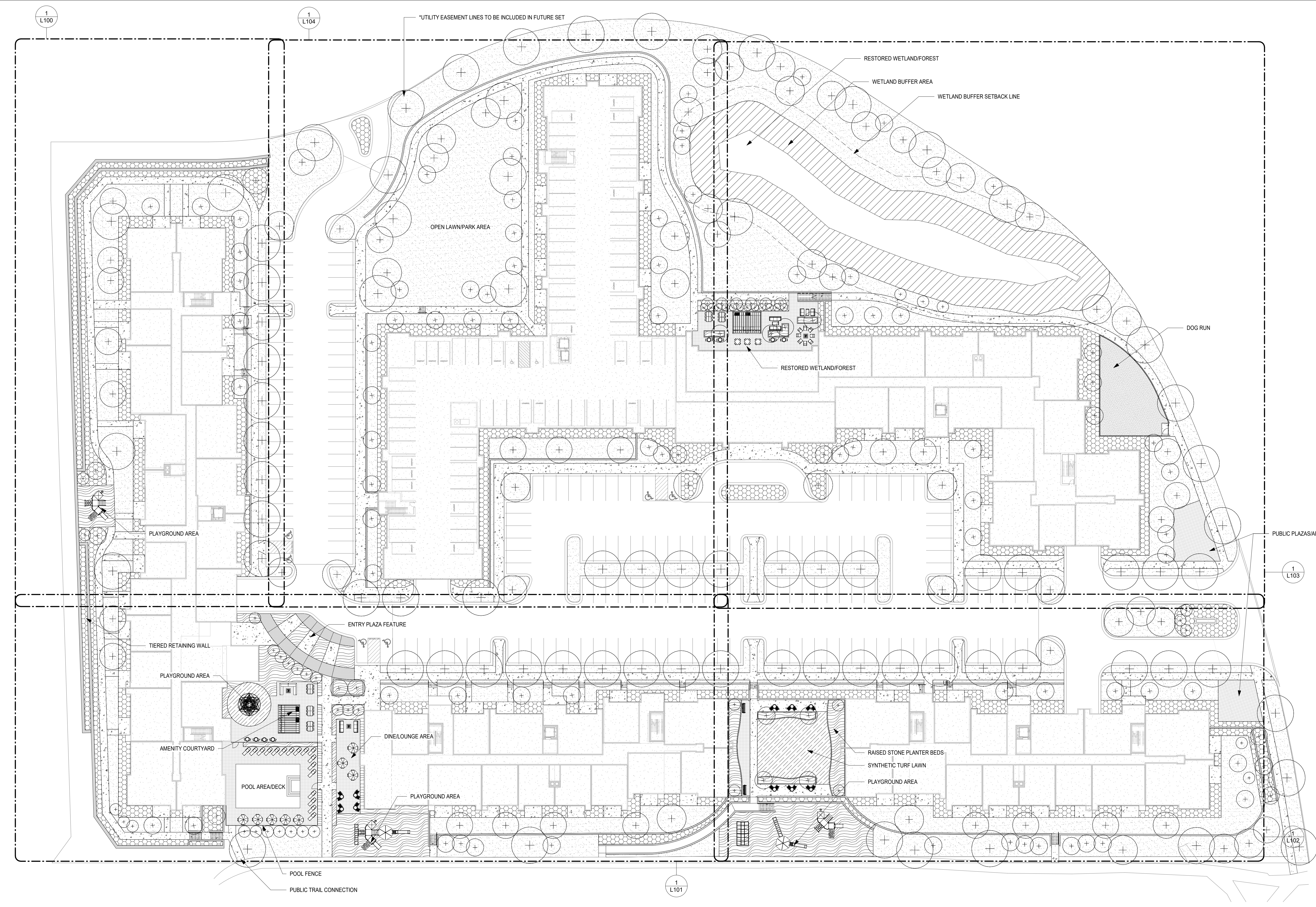
- PUD SITE AREA: X SF / X ACRES
- LOT 1 SIZE (EXISTING): X SF / X ACRES
- LOT 2 SIZE (NEW): X SF / X ACRES
- DWELLING UNITS: X
- BUILDING FOOTPRINT (INCLUDES PKG AREA): X SF
- (TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = X SF
- 20% LANDSCAPE: XX,XXX sf
- PERVIOUS AREA ON-SITE (AT-GRADE): X SF
- PERVIOUS AREA ON-SITE (GREEN ROOF): XX,XXX sf
- TOTAL PERVIOUS: XX,XXX sf
- BIKE PARKING SPACES (ON SITE): (X spaces per unit)
- BIKE PARKING SPACES (IN GARAGE): X

**SITE PLAN NOTES**

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

**CERTIFICATION**

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	1393.124
<b>SHEET TITLE</b>	
<b>LANDSCAPE TITLE SHEETS</b>	
<b>SHEET NUMBER</b>	
<b>L001</b>	



**SITE - LANDSCAPE REFERENCE PLAN**  
1" = 30'-0"

**PROPOSED PLANT SCHEDULE:**

QTY SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
<b>PERENNIALS/BIENNIALS</b>			
1	IB BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	IN HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	IN BLUE GAY GRASS	Heterostachyon sanguinolentus 'Sapphire'	#1 CONT.
1	IN HAMELI FOUNTAIN GRASS	Pennisetum alopecuroides 'Hemeli'	#1 CONT.
1	IN PACHYSANDRA 'Green Carpet'	Pachysandra terminalis 'Green Carpet'	#1 CONT.
1	IN WALKER'S LOW CATMINT	Nepeta 'Walker's Low'	#1 CONT.
1	IN PRAIRIE DROPSIDE	Sporobolus heterophyllus	#1 CONT.
1	IN LITTLE BLUESTEM 'Blue Heaven'	Schizachyrium scoparium 'Miniblow A' (PP17, 310)	#1 CONT.
<b>PERENNIALS/BIENNIALS/GRASSES</b>			
1	IN JOE PYE WEEED 'Baby Joe'	Eupatorium dubium 'Baby Joe'	#1 CONT.
1	IN PURPLE CONEFLOWER 'Mini-Belle'	Echinacea 'Mini-Belle'	#1 CONT.
1	IN NORTHWIND SWITCHGRASS	Panicum virgatum 'Northwind'	#1 CONT.
<b>ORNAMENTAL TREES</b>			
33	AG AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	2" CAL.
20	BP WHITESPIRE BIRCH (CLUMP)	Betula populifolia 'Whitespire'	2.5" CAL.
21	CC 'NORTHERN CLUMP' REDBUD	Cercis canadensis	#20 CONT.
14	SR SUMMER STORM LILAC	Syringa reticulata 'Summer Storm' (PPAF)	2" CAL.
<b>DECIDUOUS TREES</b>			
18	AS GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	2.5" CAL.
11	BN RIVER BIRCH	Betula nigra	2.5" CAL.
17	BP DANOTA PINNACLE BIRCH	Betula papyrifera 'Fargo'	2.5" CAL.
18	GB AUTUMN GOLD GINKGO	Ginkgo Biloba 'Autumn Gold'	2.5" CAL.
19	GT SKYLINE HONEYLOCUST	Gleditsia triacanthos var. 'Inermis 'Skyline'	2.5" CAL.
13	PT PRAIRIE GOLD ASPEN	Populus tremuloides 'WEAve'	2.5" CAL.
18	QB SWAMP WHITE OAK	Quercus bicolor	2.5" CAL.
26	TA AMERICAN WHITELY LINDEN	Tilia americana 'MK'Sentry'	2.5" CAL.
<b>DECIDUOUS SHRUBS</b>			
1	Ca TOM THUMB COTONEASTER	Cotoneaster apiculatus 'Tom Thumb'	#5 CONT.
1	DS BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Pa GIGI OW SUMAC	Rhus aromatica 'Gigi Low'	#5 CONT.
1	Sm DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	#5 CONT.
1	Sa SEM FALSE SPIREA	Sorbaria sorbifolia 'Sem' (PP16, 336)	#2 CONT.

QTY SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
<b>CONFIFRONS TREES</b>			
1	JL SPARTAN JUNIPER	Juniper chinensis 'Spartan'	6" BAB
25	PA CUPRESSINA SPRUCE	Picea abies 'Cupressina'	6" BAB
12	PP COLORADO SPRUCE	Picea Purshiana	6" BAB
15	PS WHITE PINE	Pinus Strobus	6" BAB
<b>CONFIFRONS SHRUBS</b>			
1	Go KING'S GOLD CHAMAECYPRIS	Chamaecyparis pteris King's gold'	#5 CONT.
1	JH BLUE CHIP JUNIPER	Juniperus horizontalis 'Blue Chip'	#5 CONT.
1	Jp SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	Pb SCOOCHIC PINE	Pinus banksiana 'Schoodic'	#5 CONT.
1	Tc RUSHMORE ARBORVITAE	Thuja occidentalis 'Rushmore'	#10 CONT.
1	Ty YELLOW RIBBON ARBORVITAE	Thuja occidentalis 'Yellow Ribbon'	4" BAB

\*SHRUB AND PERENNIAL QUANTITIES TBD

**SHEET INDEX:**

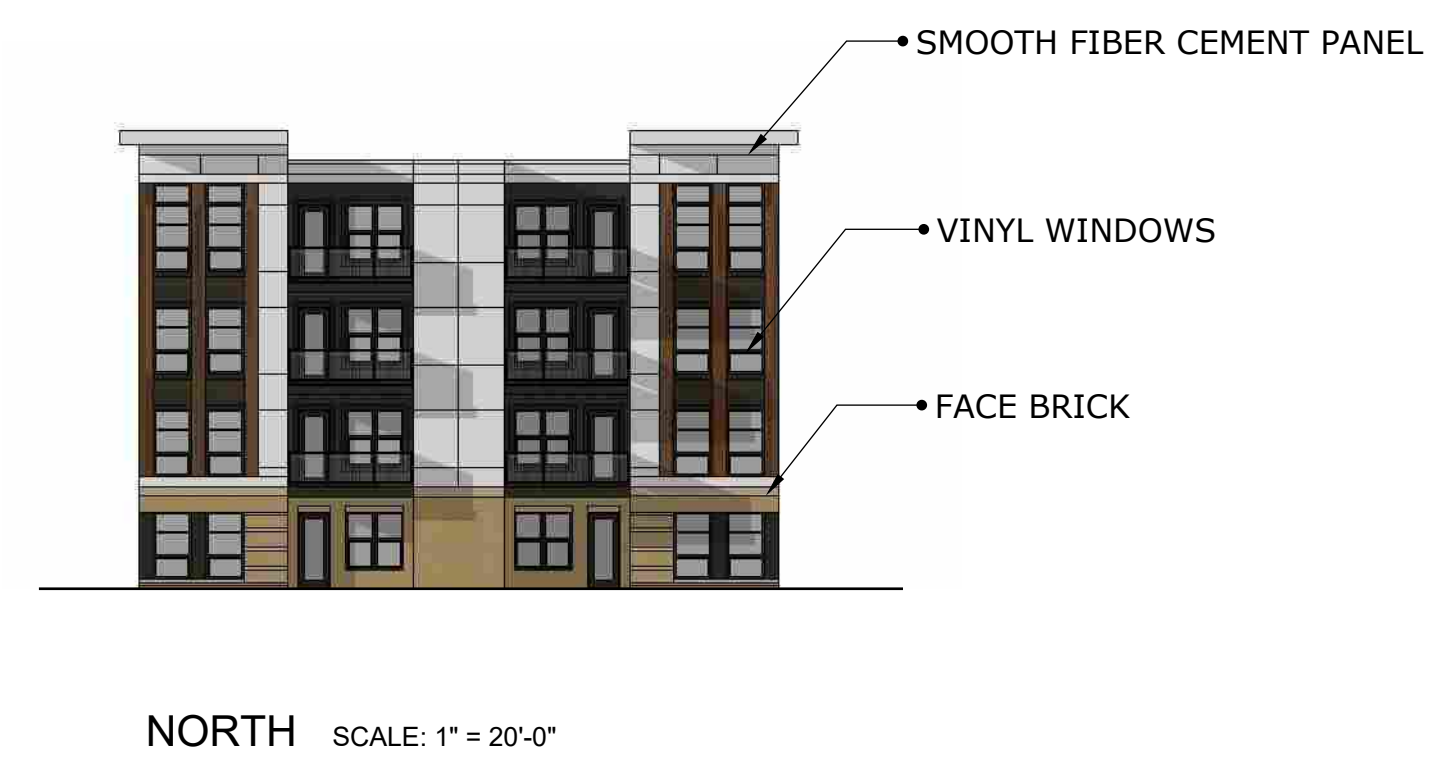
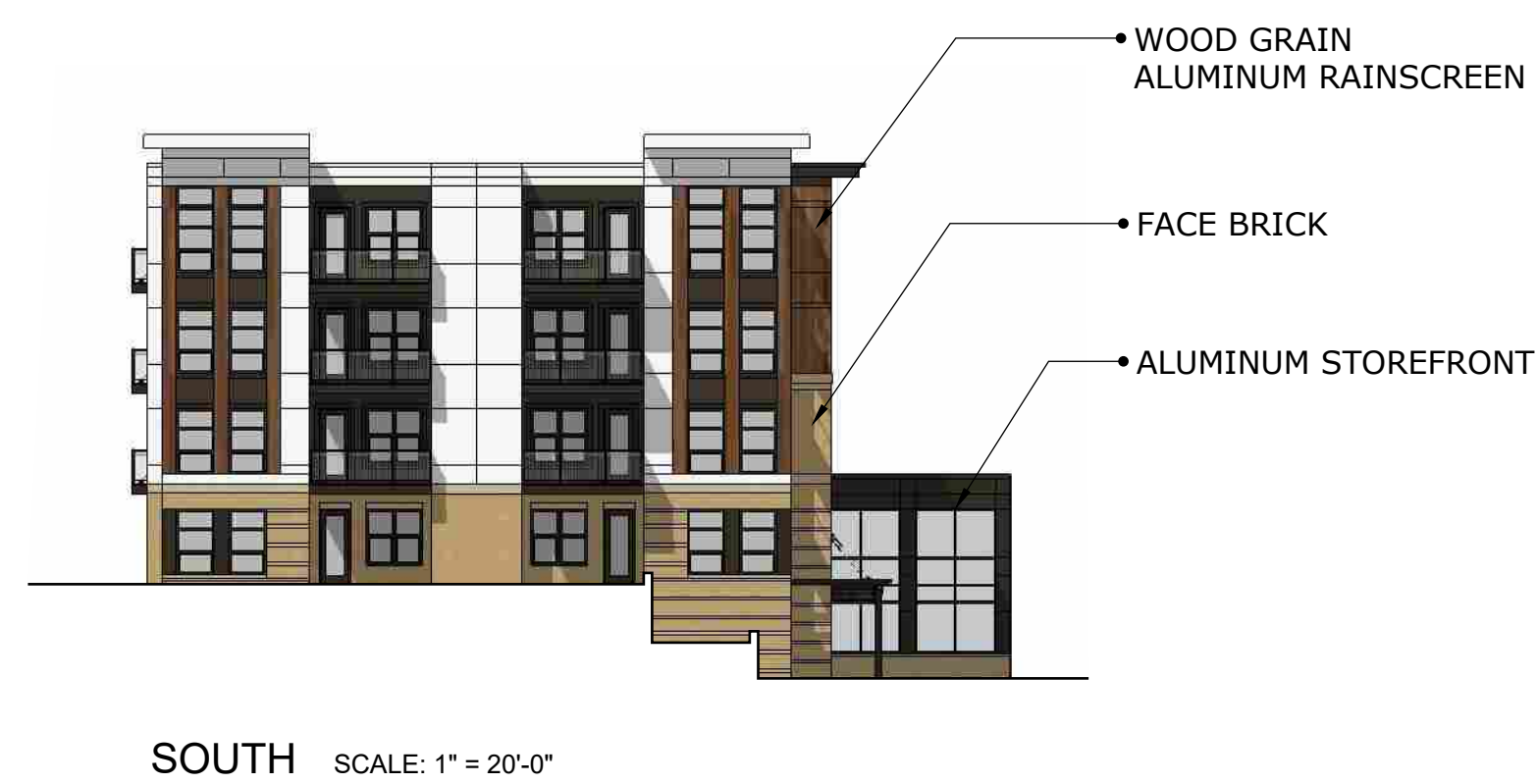
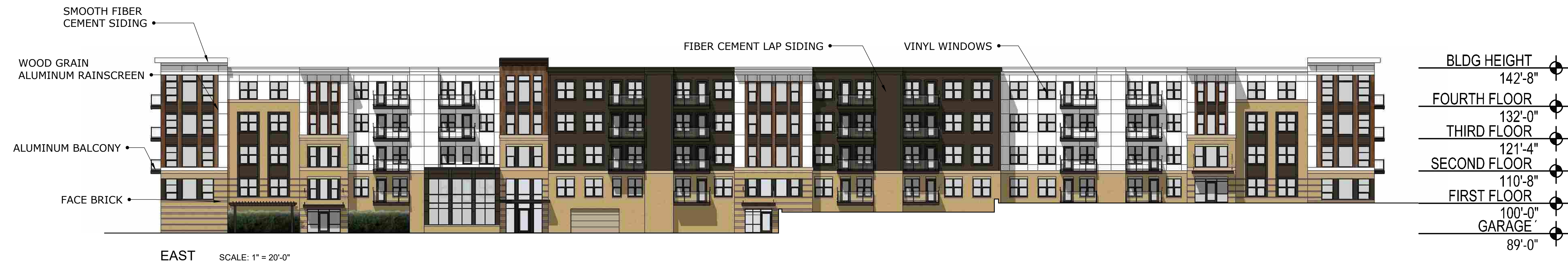
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1 - GENERAL INFORMATION							
L001	LANDSCAPE TITLE SHEETS						
<b>3 - STANDARD SHEETS</b>							
L100	LANDSCAPE PLANS						
L101	LANDSCAPE PLANS						
L102	LANDSCAPE PLANS						
L103	LANDSCAPE PLANS						
L104	LANDSCAPE PLANS						
L200	LAYOUT AND SURFACING						
L300	LANDSCAPE DETAILS						
L301	LANDSCAPE DETAILS						

**GRAPHIC LEGEND:**

CONCRETE #1, TYP. (SEE SPEC)	DOG RUN, 3/8" PEA GRAVEL (SEE SPEC)
COLOR CONCRETE #1 (SEE SPEC)	TURFGRASS, SOD, IRRIGATED (SEE SPEC)
COLOR CONCRETE #2 (SEE SPEC)	SYNTHETIC TURF (SEE SPEC)
ROCK MULCH #1 (SEE SPEC)	RESTORED WETLAND/FOREST AREA
HARDWOOD MULCH, SHREDDED (SEE SPEC)	WETLAND BUFFER AREA

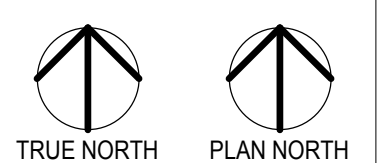
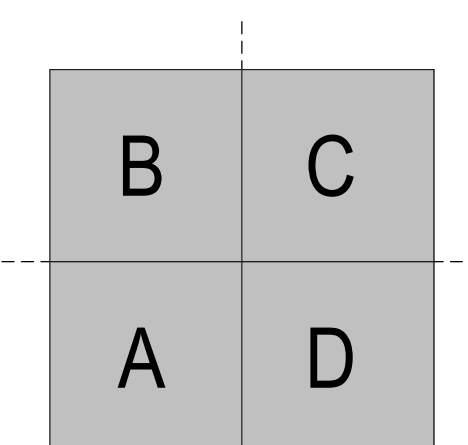


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	04/09/2018	CITY SUBMITTAL



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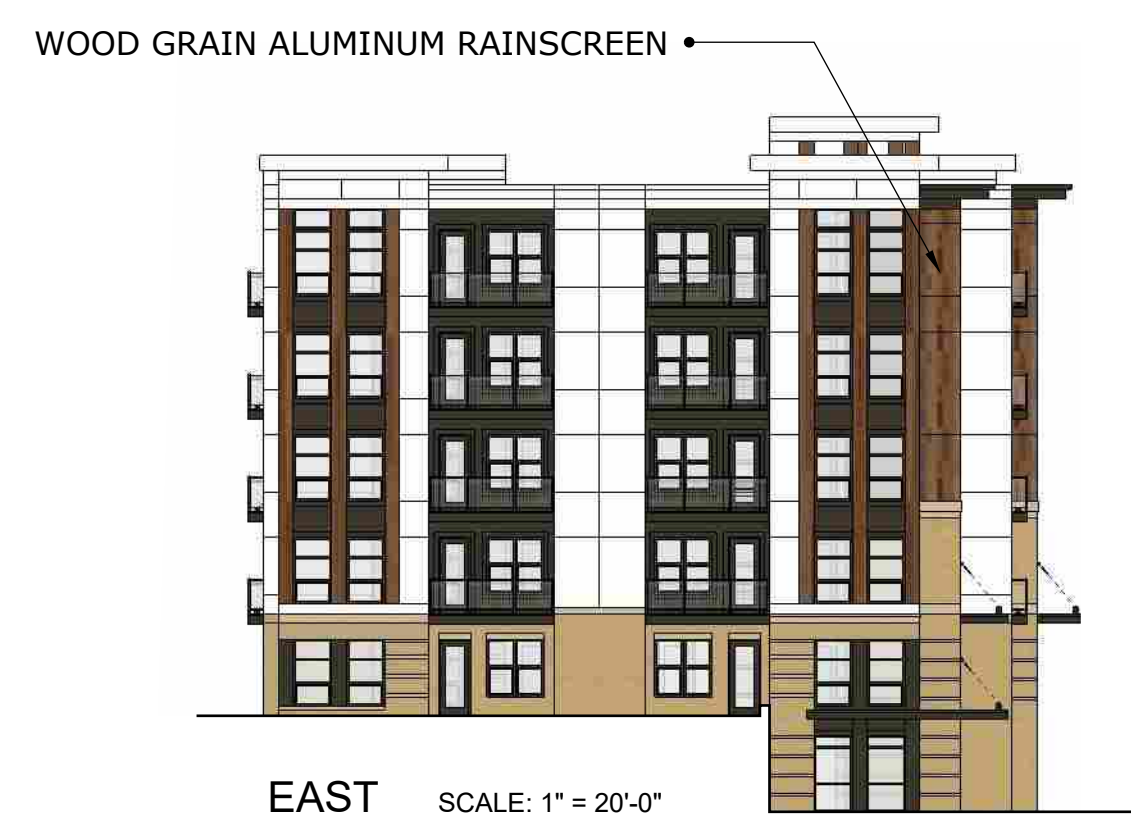
NORTH SCALE: 1" = 20'-0"



BLDG HEIGHT	153'-4"
FIFTH FLOOR	142'-8"
FOURTH FLOOR	132'-0"
THIRD FLOOR	121'-4"
SECOND FLOOR	110'-8"
FIRST FLOOR	100'-0"
GARAGE	89'-0"



SOUTH SCALE: 1" = 20'-0"



EAST SCALE: 1" = 20'-0"



EAST INTERIOR SCALE: 1" = 20'-0"



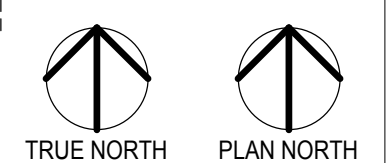
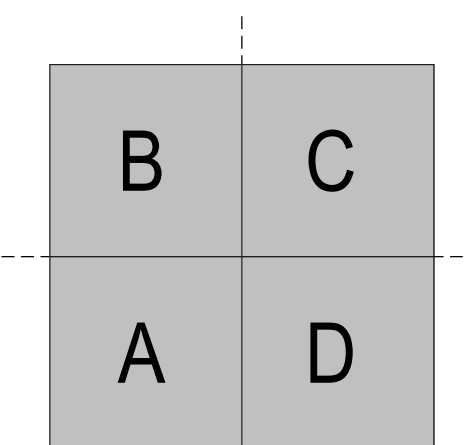
WEST INTERIOR SCALE: 1" = 20'-0"



WEST SCALE: 1" = 20'-0"

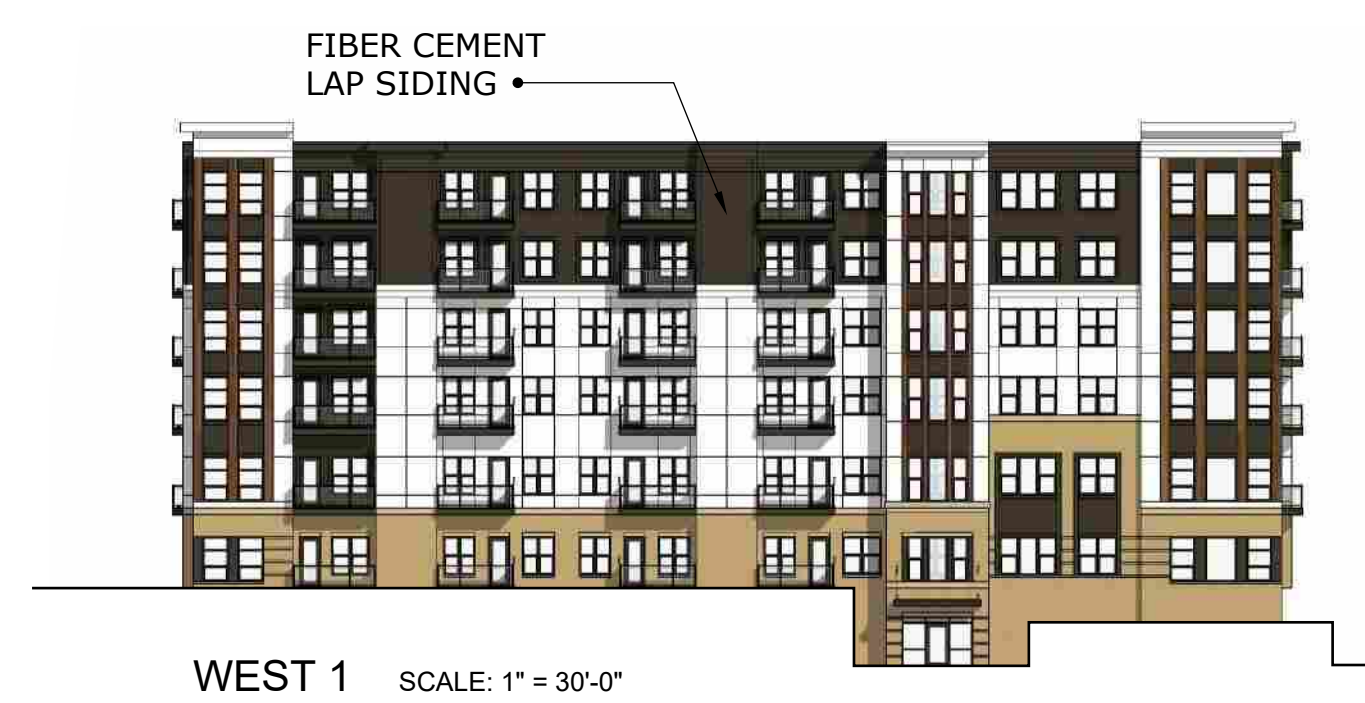
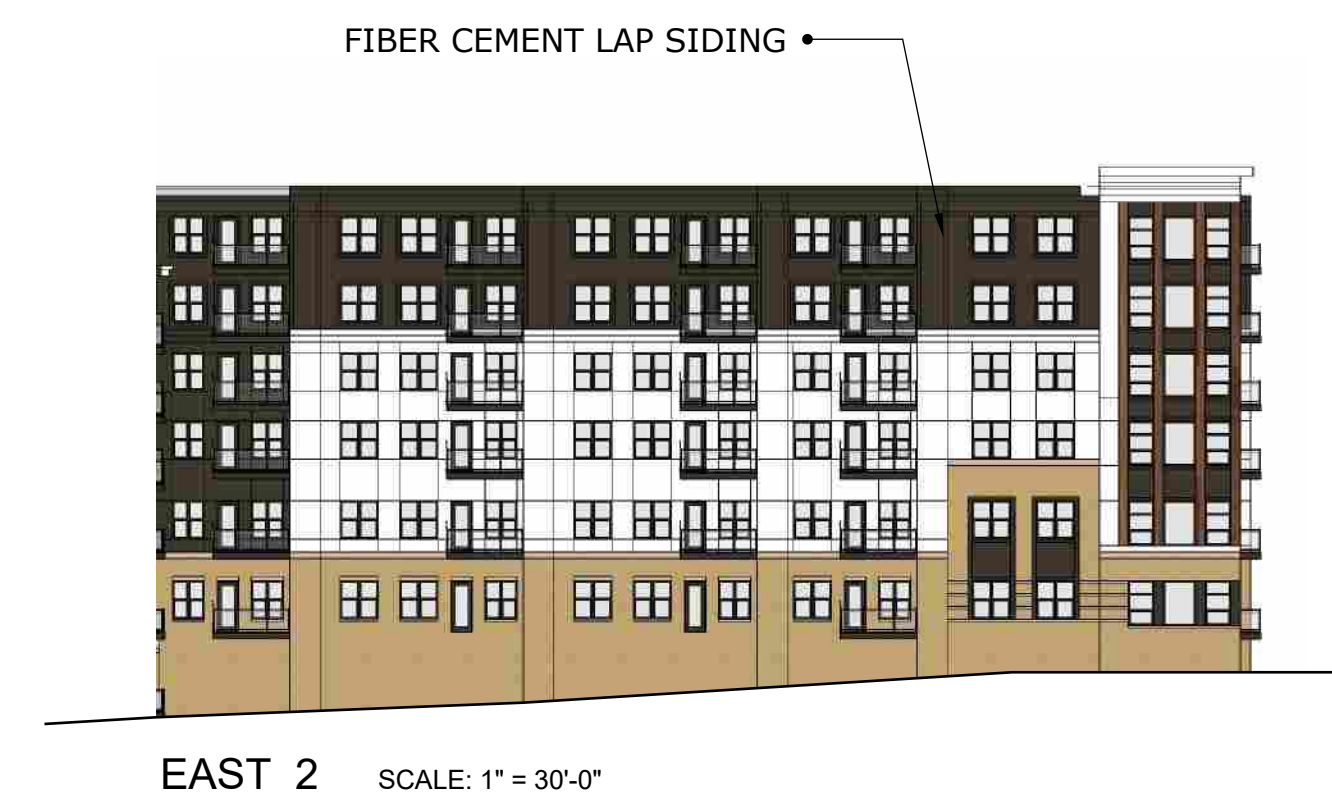
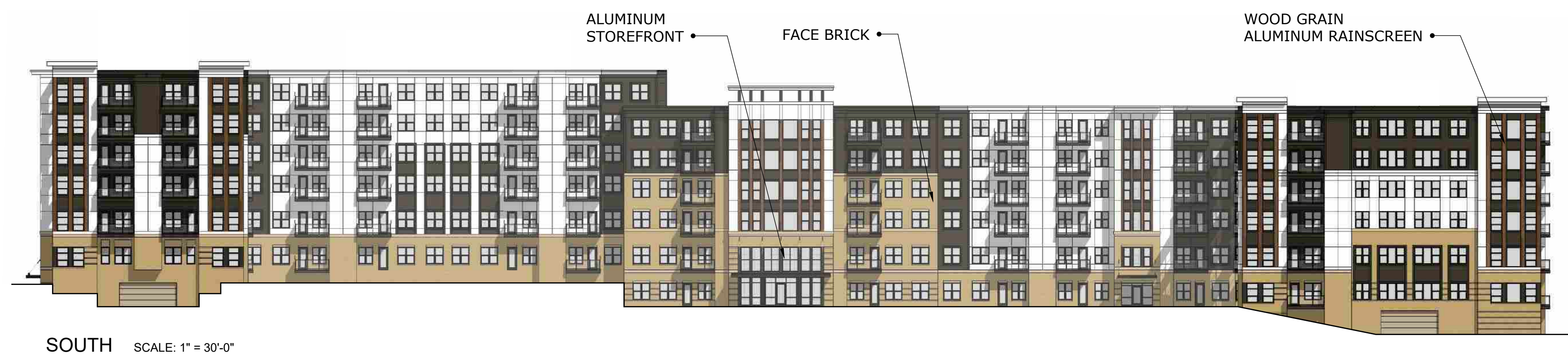
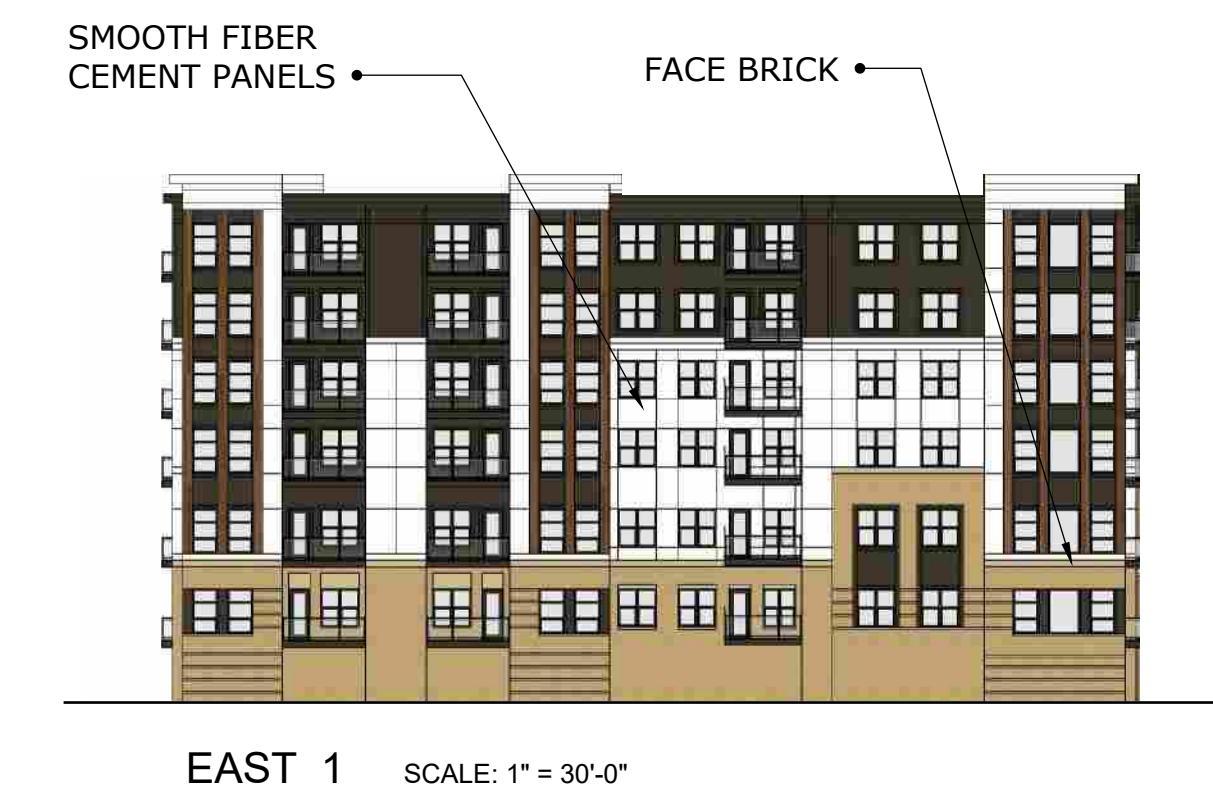
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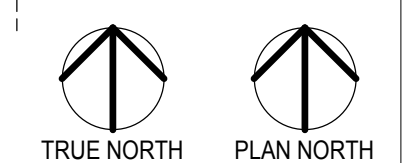
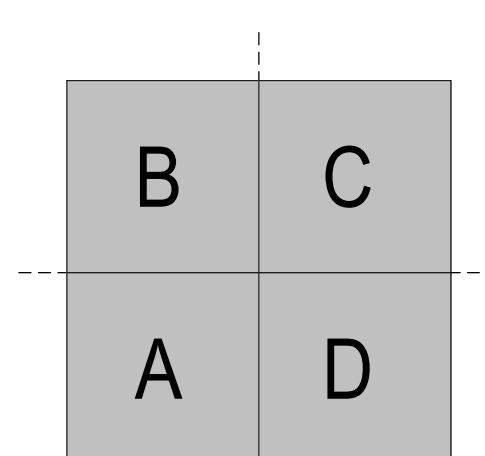


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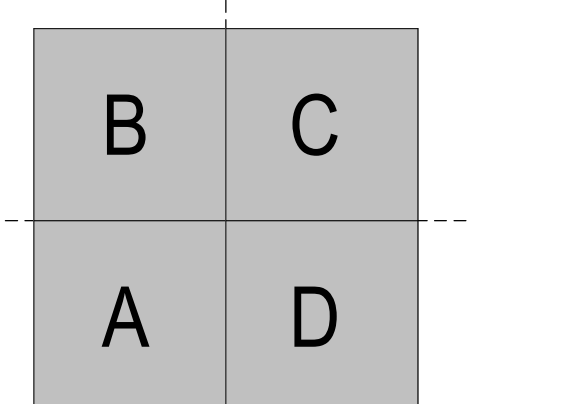
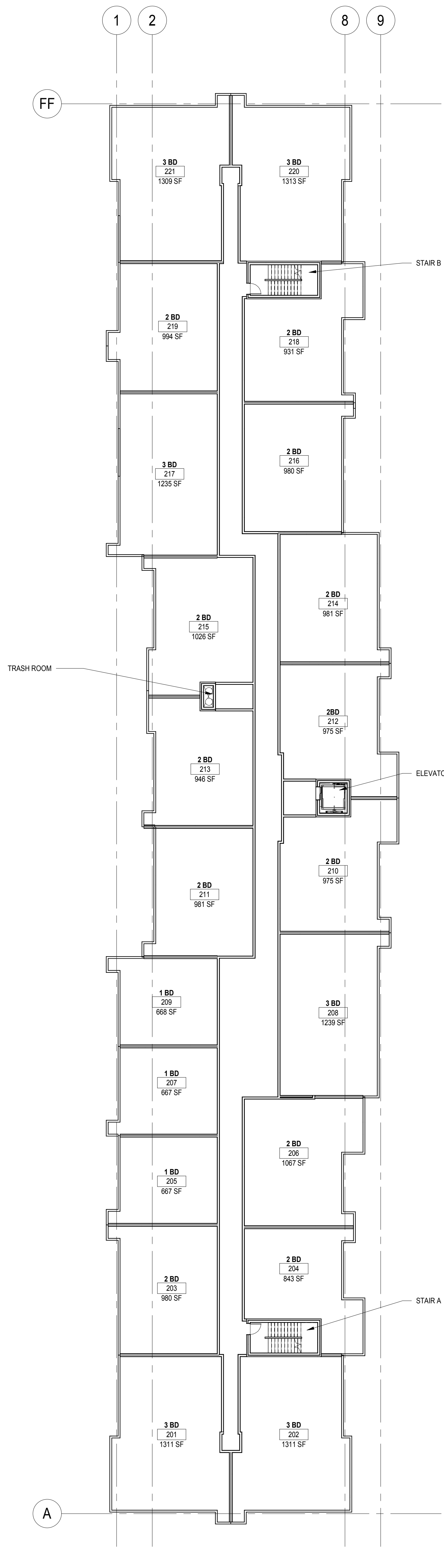
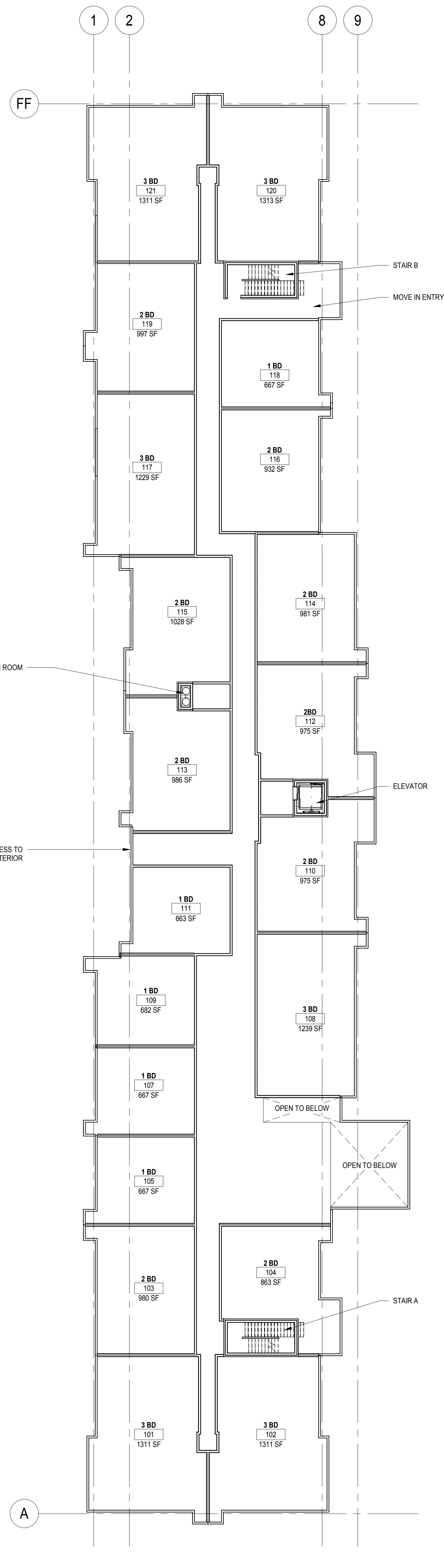
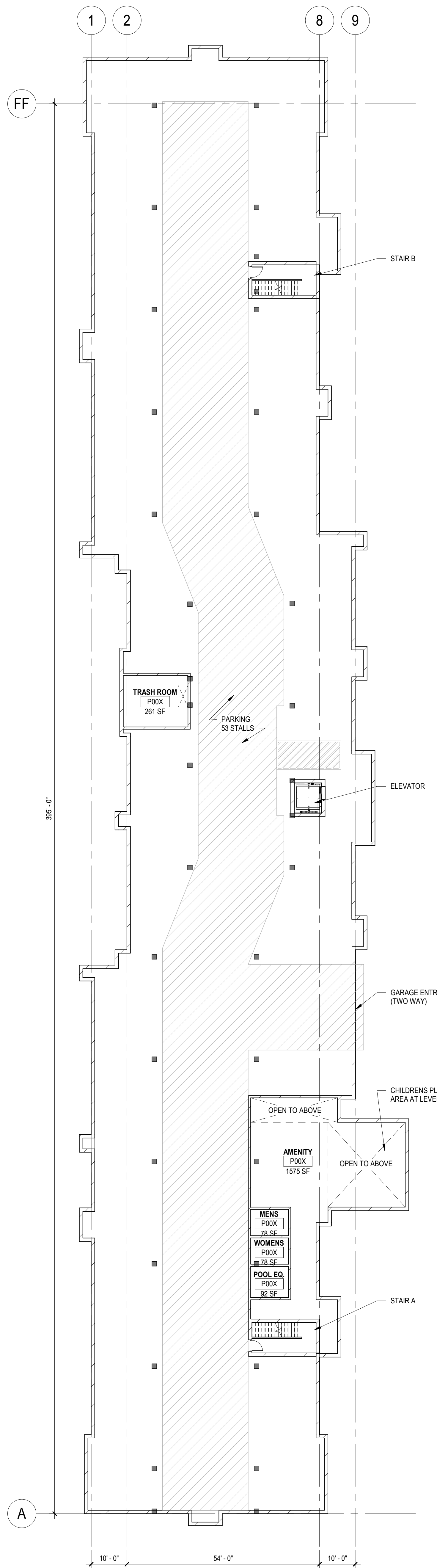




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BIM 360/1393 Bren Road/1393-131\_Bren Road Bldg A\_AI\_2018.rvt  
4/10/2018 12:23:34 PM

1 LEVEL P1 - REFERENCE PLAN  
A097 1/16" = 1'-0"

2 LEVEL 1 - REFERENCE PLAN  
A097 1/16" = 1'-0"

3 LEVEL 2 - REFERENCE PLAN (LEVELS 2-4 SIM)  
A097 1/16" = 1'-0"



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04/09/2018	04/09/2018	CITY SUBMITTAL

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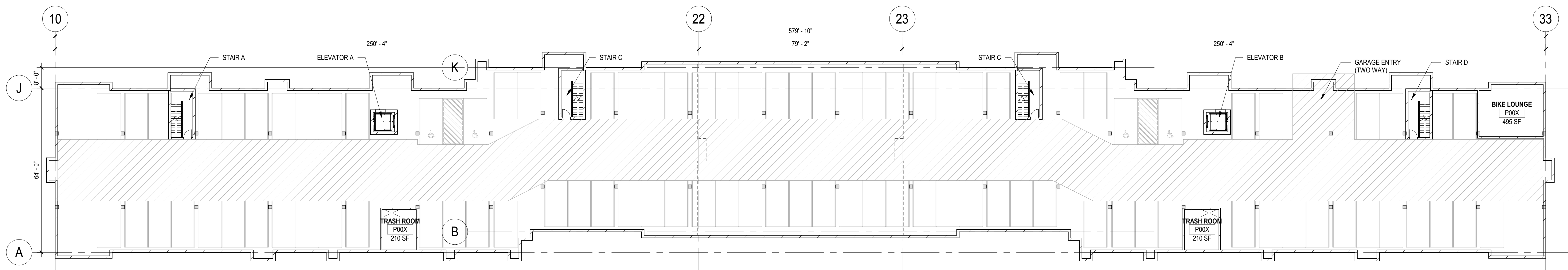
DRAWN BY	Author
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COMMISSION NUMBER	Project Number

SHEET TITLE

**LEVELS P1 - 5  
REFERENCE  
PLANS**

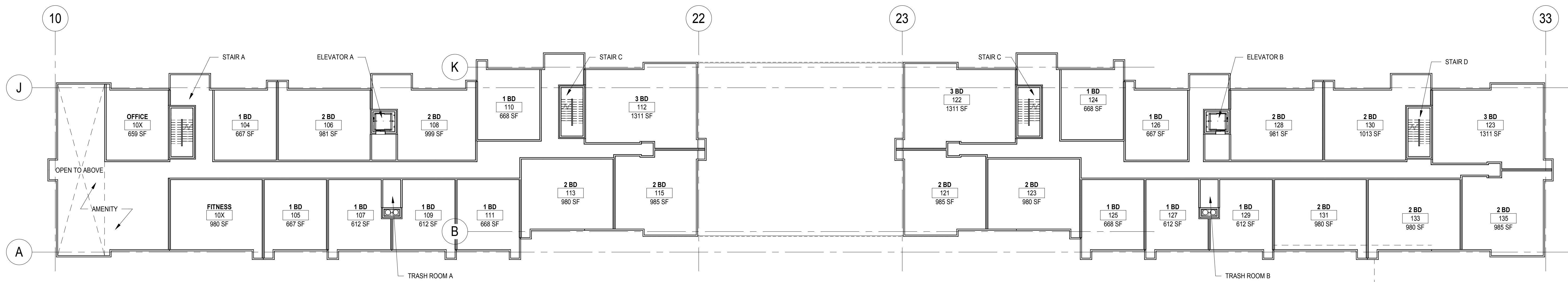
SHEET NUMBER

**A097**



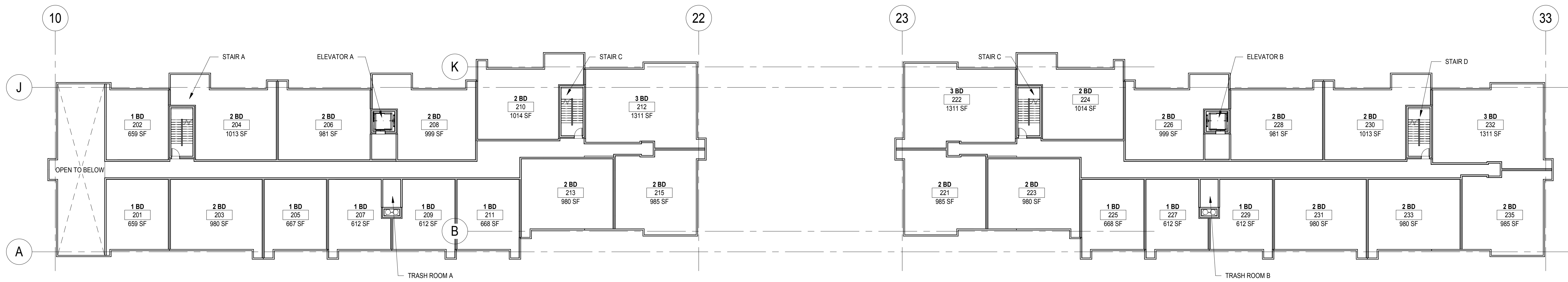
1 LEVEL P1 - REFERENCE PLAN

A097 1" = 20'-0"



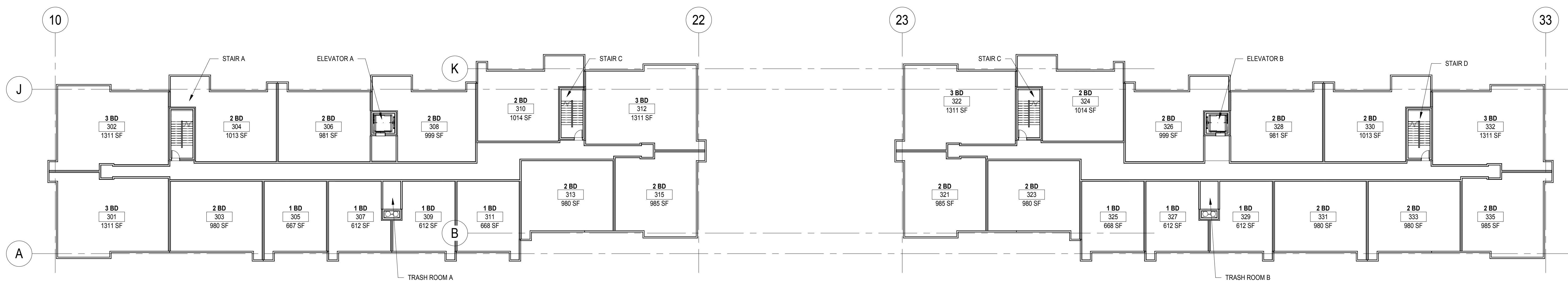
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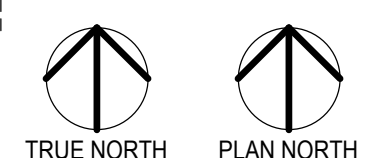
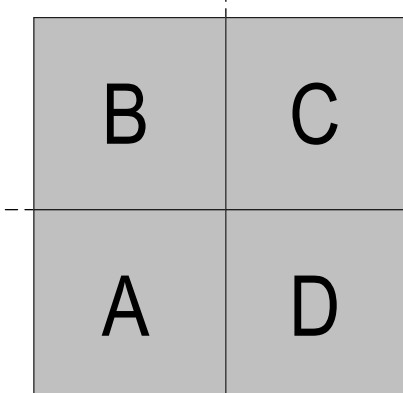
4 LEVEL 2 - REFERENCE PLAN

A097 1" = 20'-0"



3 LEVELS 3-5 - REFERENCE PLAN

A097 1" = 20'-0"





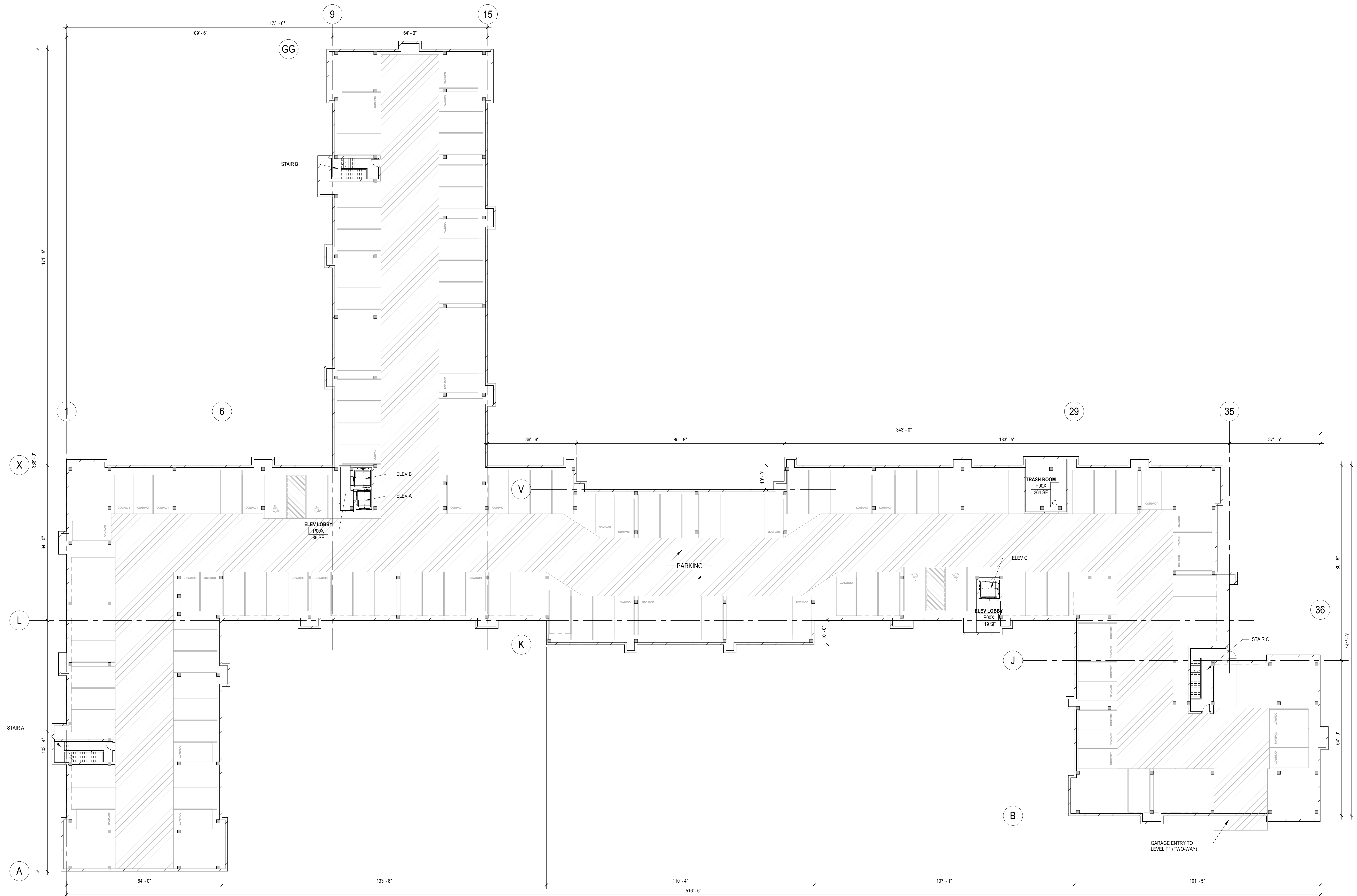




PROJECT TITLE

**BREN ROAD  
BUILDING C**

ISSUE #	DATE	DESCRIPTION
1	04/05/2018	CITY SUBMITTAL



CERTIFICATION

**NOT FOR  
CONSTRUCTION**

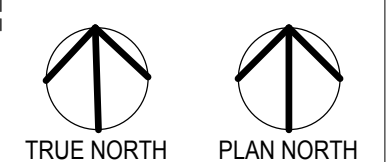
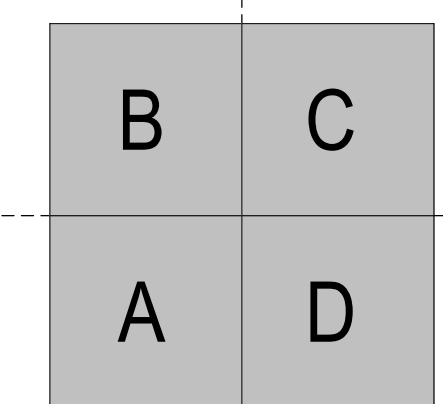
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	Project Number

**SHEET TITLE**  
LEVEL P1 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

**A099**

1  
A099  
LEVEL P1 - REFERENCE PLAN  
1/16" = 1'-0"

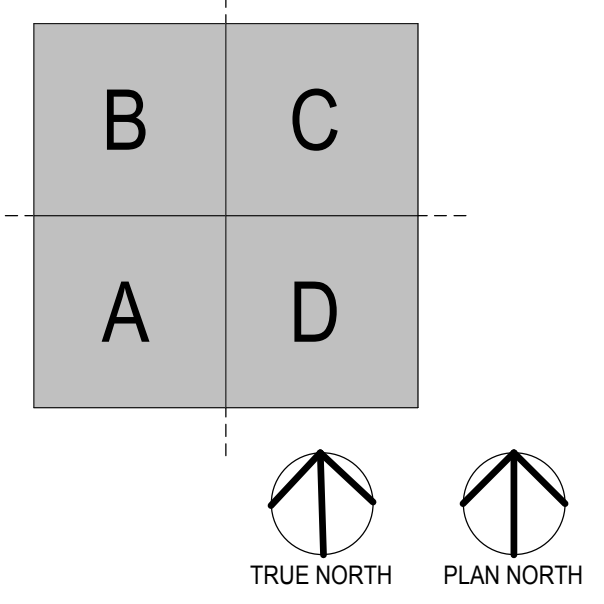
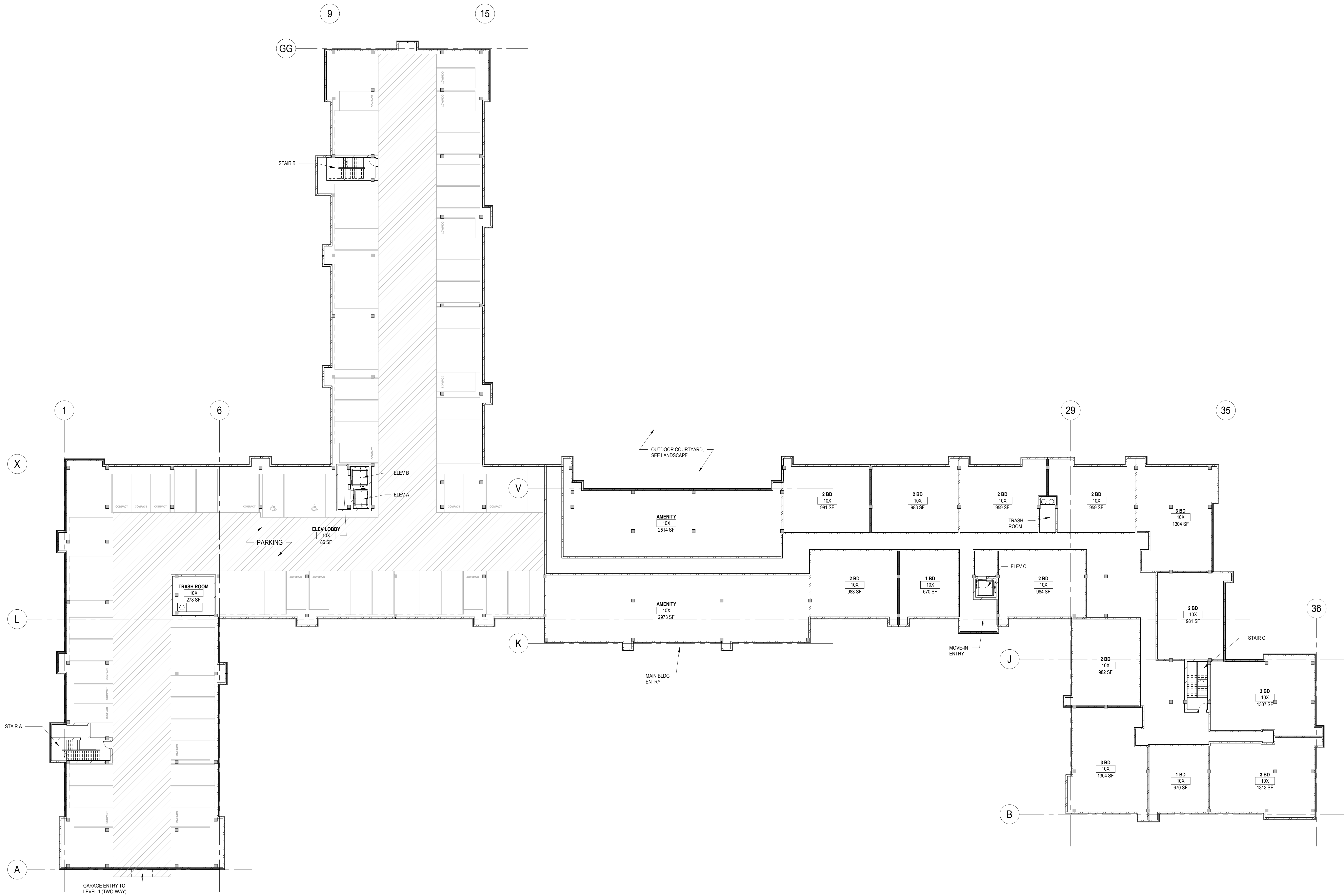




PROJECT TITLE

**BREN ROAD  
BUILDING C**

ISSUE #	DATE	DESCRIPTION
1	04/05/2018	CITY SUBMITTAL



CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	Project Number

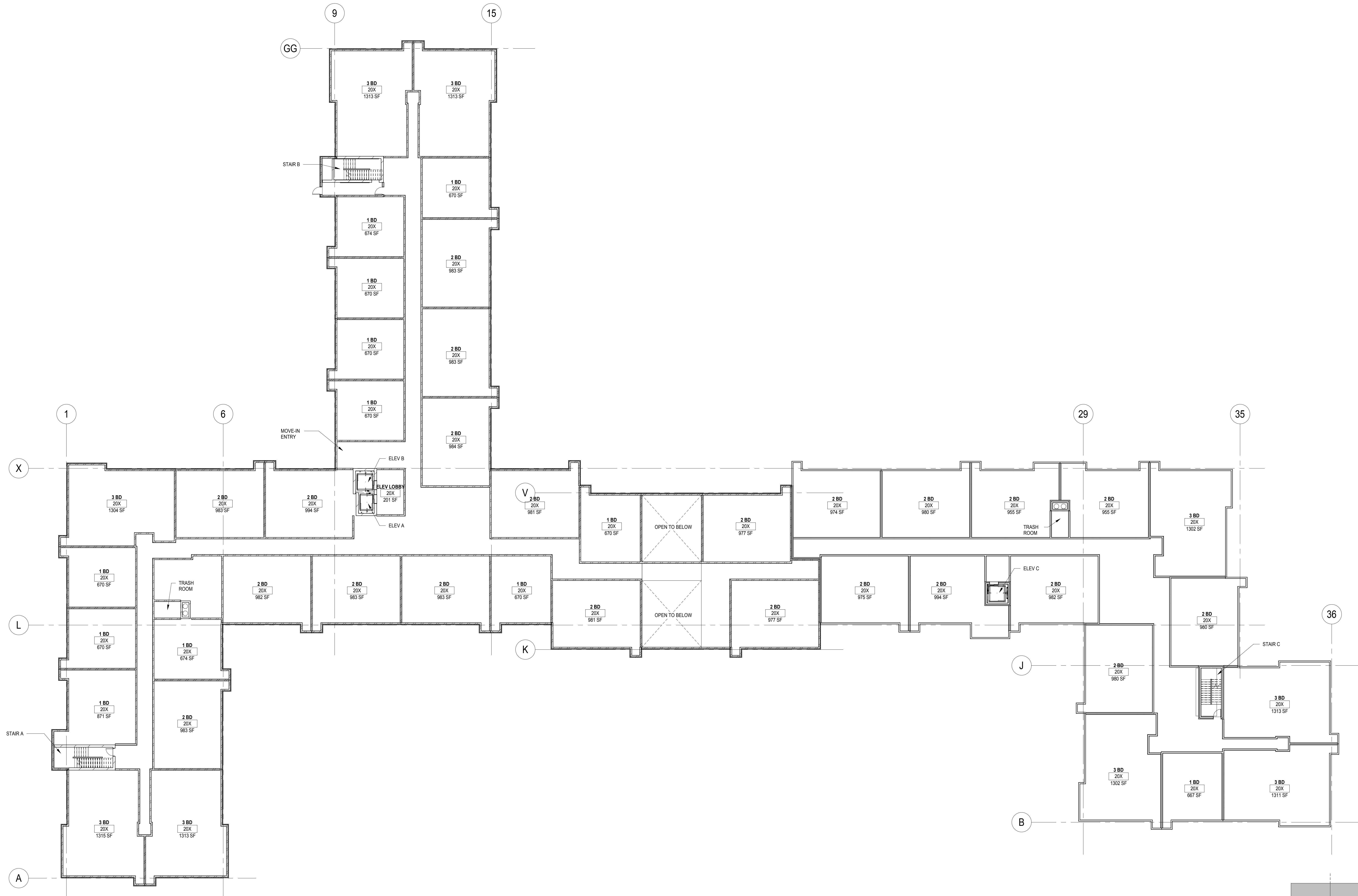
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LEVEL 1 -  
OVERALL FLOOR  
PLAN

SHEET NUMBER

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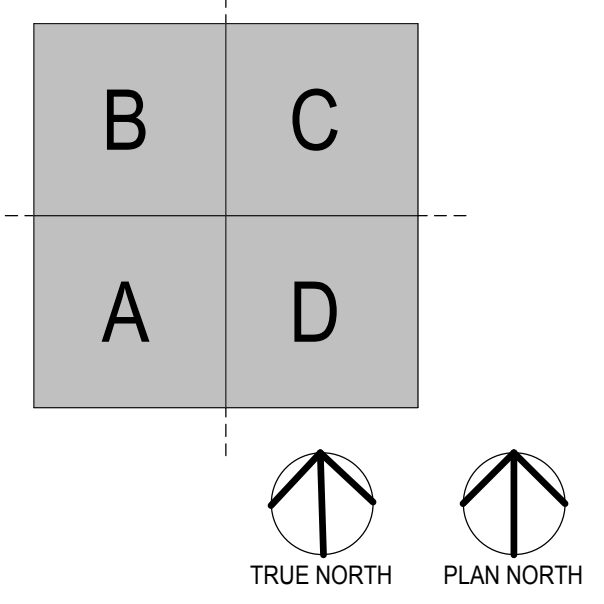


ISSUE #	DATE	DESCRIPTION
1	04/09/2018	CITY SUBMITTAL



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CONSTRUCTION**

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COMMISSION NUMBER	Project Number





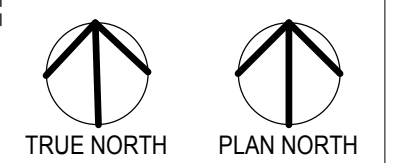
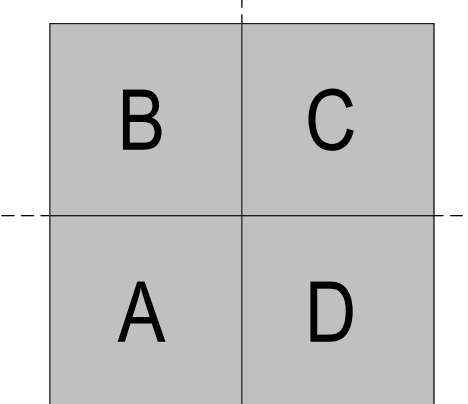
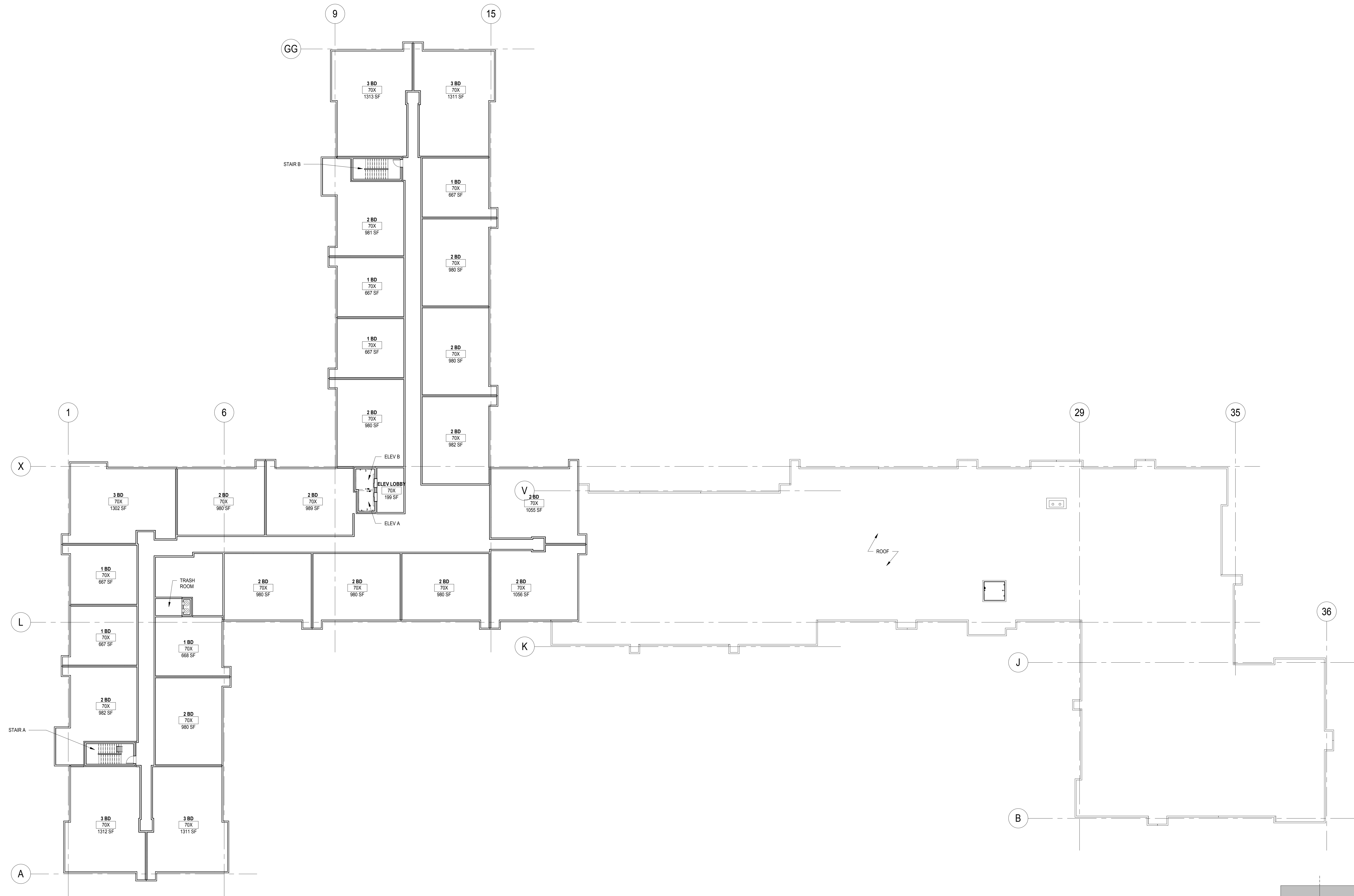




PROJECT TITLE

**BREN ROAD  
BUILDING C**

ISSUE #	DATE	DESCRIPTION
1	04/09/2018	CITY SUBMITTAL



CERTIFICATION

**NOT FOR  
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	Project Number

SHEET TITLE

**LEVEL 7  
OVERALL FLOOR  
PLAN**

SHEET NUMBER

**A107**

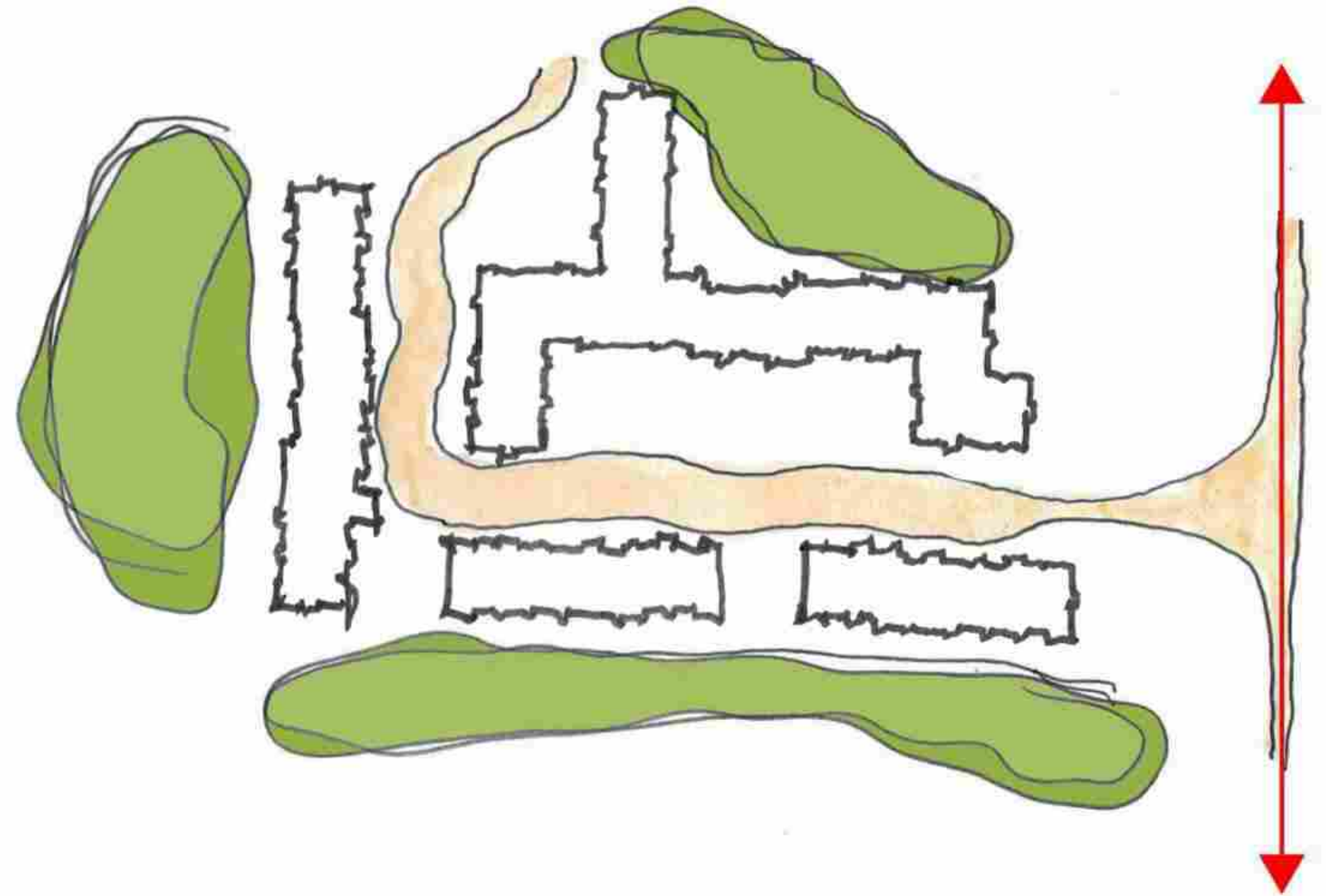
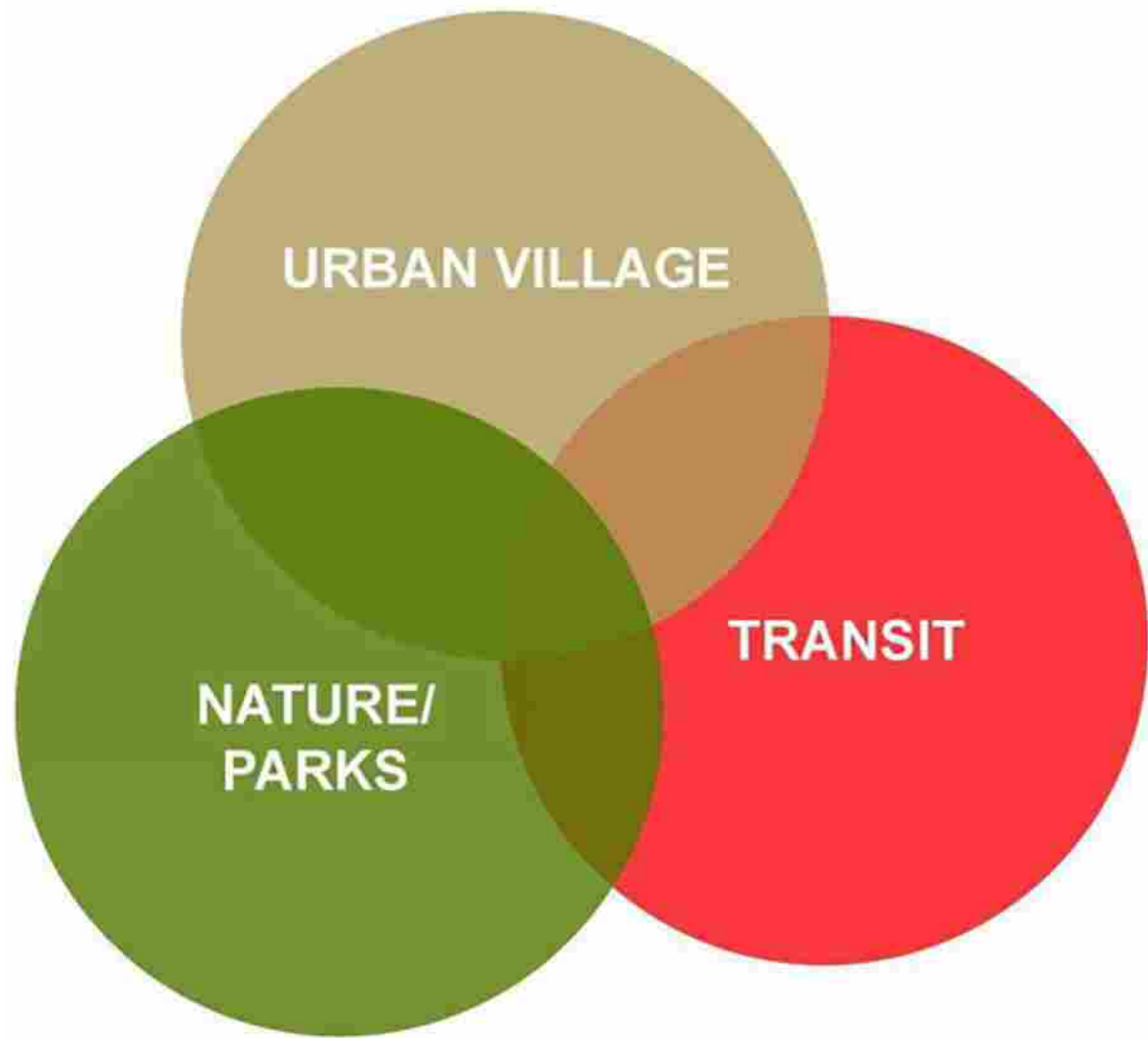




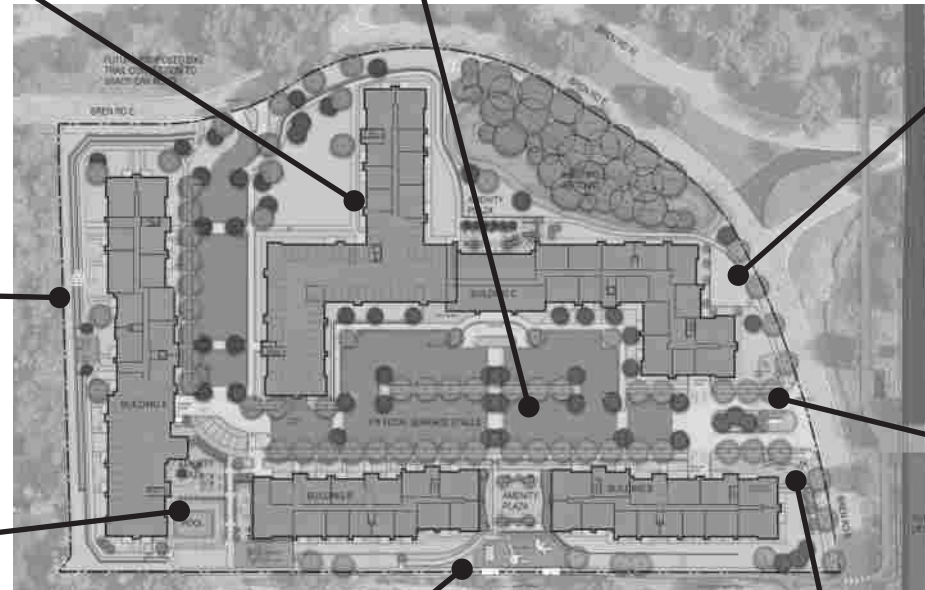
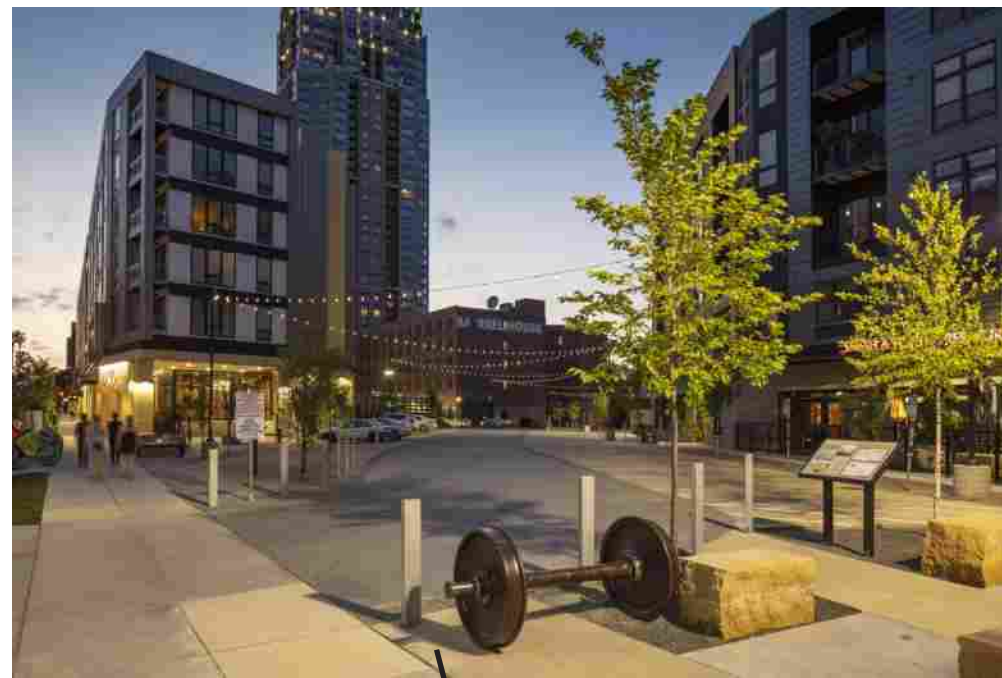












**BREN ROAD DEVELOPMENT**  
MINNETONKA, MN  
CITY SUBMITTAL - APRIL 6, 2018

*VISIONING IMAGES*







BLDG HEIGHT 153'-4"  
 FIFTH FLOOR 142'-8"  
 FOURTH FLOOR 132'-0"  
 THIRD FLOOR 121'-4"  
 SECOND FLOOR 110'-8"  
 FIRST FLOOR 100'-0"  
 GARAGE 89'-0"



BLDG HEIGHT 153'-4"  
 FIFTH FLOOR 142'-8"  
 FOURTH FLOOR 132'-0"  
 THIRD FLOOR 121'-4"  
 SECOND FLOOR 110'-8"  
 FIRST FLOOR 100'-0"  
 GARAGE 89'-0"

**BREN ROAD DEVELOPMENT**  
 MINNETONKA, MN  
 CITY SUBMITTAL - APRIL 6, 2018

*EXTERIOR RENDERING & ELEVATIONS - URBAN VILLAGE*







BLDG HEIGHT	167'-8"
SIXTH FLOOR	157'-0"
FIFTH FLOOR	146'-4"
FOURTH FLOOR	135'-8"
THIRD FLOOR	125'-0"
SECOND FLOOR	112'-6"
FIRST FLOOR	100'-0"
GARAGE	89'-0"

**BREN ROAD DEVELOPMENT**  
 MINNETONKA, MN  
 CITY SUBMITTAL - APRIL 6, 2018

***EXTERIOR RENDERING & ELEVATIONS - TRANSIT***







BLDG HEIGHT 142'-8"  
 FOURTH FLOOR 132'-0"  
 THIRD FLOOR 121'-4"  
 SECOND FLOOR 110'-8"  
 FIRST FLOOR 100'-0"  
 GARAGE 89'-0"



BLDG HEIGHT 153'-4"  
 FIFTH FLOOR 142'-8"  
 FOURTH FLOOR 132'-0"  
 THIRD FLOOR 121'-4"  
 SECOND FLOOR 110'-8"  
 FIRST FLOOR 100'-0"  
 GARAGE 89'-0"

**BREN ROAD DEVELOPMENT**  
 MINNETONKA, MN  
 CITY SUBMITTAL - APRIL 6, 2018

*EXTERIOR RENDERING & ELEVATIONS - NATURE/PARKS*







BREN ROAD DEVELOPMENT  
MINNETONKA, MN  
CITY SUBMITTAL - APRIL 6, 2018

*EXTERIOR RENDERING*





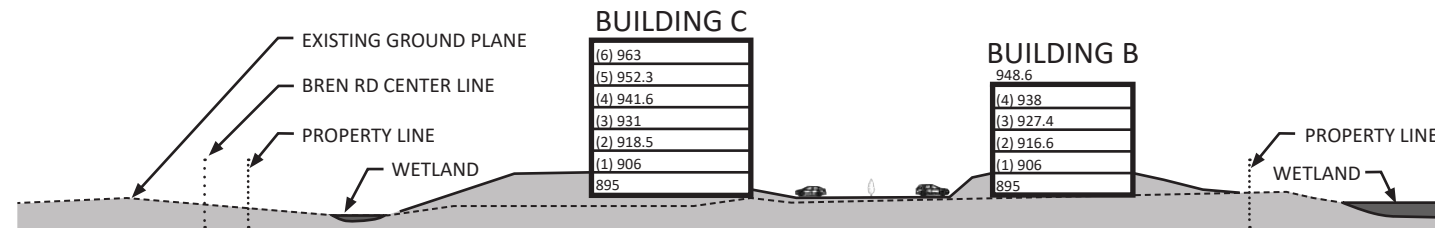


BREN ROAD DEVELOPMENT  
MINNETONKA, MN  
CITY SUBMITTAL - APRIL 6, 2018

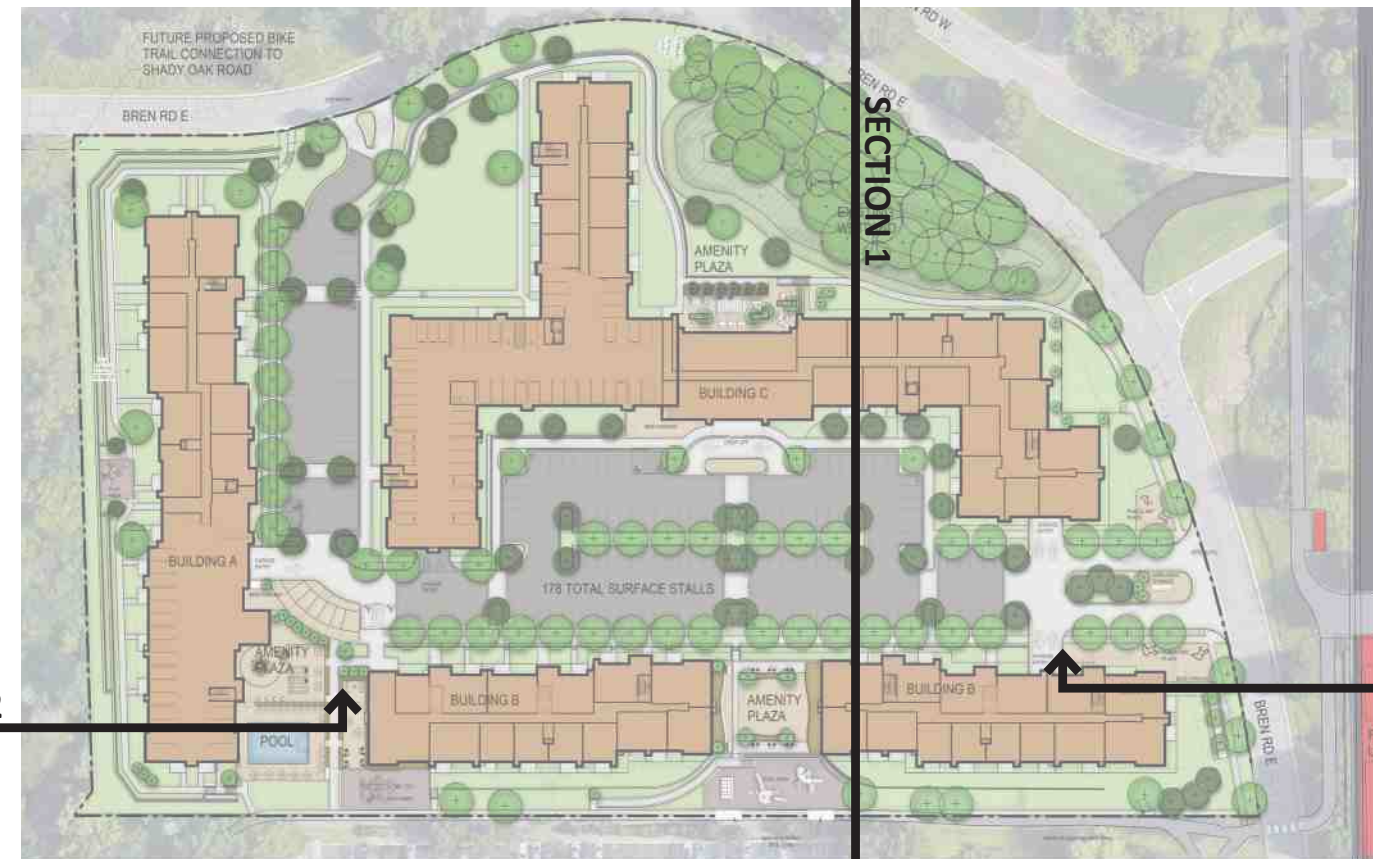
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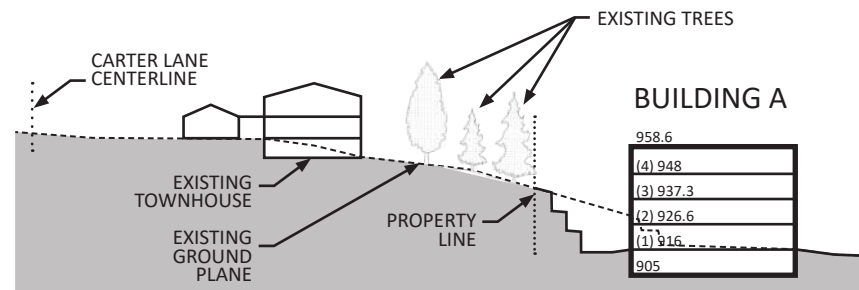




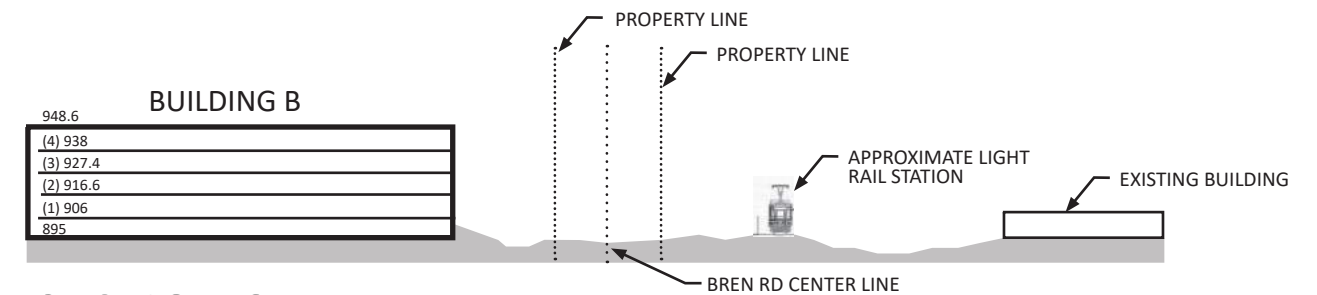
SECTION 1



SITE PLAN



SECTION 2



SECTION 3

SITE SECTIONS





DESIGN EXAMPLES- EXTERIOR  
1500 NICOLLET- MINNEAPOLIS, MN





DESIGN EXAMPLES- INTERIOR  
1500 NICOLLET- MINNEAPOLIS, MN





DESIGN EXAMPLES- EXTERIOR  
UNION FLATS- ST PAUL, MN





DESIGN EXAMPLES- INTERIOR  
UNION FLATS- ST PAUL, MN





DESIGN EXAMPLES- EXTERIOR  
MILLWORK LOFTS- MINNEAPOLIS, MN





DESIGN EXAMPLES- INTERIOR  
MILLWORK LOFTS- MINNEAPOLIS MN





DESIGN EXAMPLES- EXTERIOR  
WEYERHAUESER- ST. PAUL, MN





DESIGN EXAMPLES- INTERIOR  
WEYERHAUESER- ST. PAUL, MN





DESIGN EXAMPLES- EXTERIOR  
GRAND CENTRAL FLATS- COLUMBIA HEIGHTS, MN





DESIGN EXAMPLES- INTERIOR  
GRAND CENTRAL FLATS- COLUMBIA HEIGHTS, MN





DESIGN EXAMPLES- EXTERIOR  
THE CAMBRIC- ST. PAUL, MN





DESIGN EXAMPLES- INTERIOR  
THE CAMBRIC- ST. PAUL, MN





## **Parking Summary**

After reviewing a number of comparable existing senior and general occupancy properties as well as new properties that are currently under construction we have come to the following conclusions. The table of this data is attached as Attachment 1.

1. ***The Bren Road Development project will provide considerably less parking than existing Dominion comparable properties.***

For existing senior properties located in a mix of urban and suburban areas, the average total parking ratio is 1.18 parking stalls per unit. For existing general occupancy properties, the average total parking ratio is 1.85. Our proposed mix has a 1.01 ratio for the senior building and 1.25 for the general occupancy buildings which is considerably less than the existing properties.

2. ***The Bren Road Development project will provide less parking than pending Dominion new construction properties.***

For senior new construction projects located in a mix of urban and suburban areas, the average parking ratio is 1.08 for seniors and 1.30 for general occupancy. It is important to note that two of the general occupancy properties are located in St. Paul in very urban areas where there are very limited parking options. Removing these St. Paul pending properties which are considerably more urban results in an average parking ratio of 1.13 for seniors and 1.62 for families.

On average, 83% of garage stalls are occupied in the existing general occupancy and senior properties. It is important to note that the effective occupancy of these properties is .77 stalls/unit (83% x .92 stalls/unit). Our project is proposing .75 stalls/unit of underground parking so the demand for parking based on this data, is greater than we have available. We are comfortable with this ratio because of the proximity to the future LRT stop and expected surrounding mixed-use redevelopment.

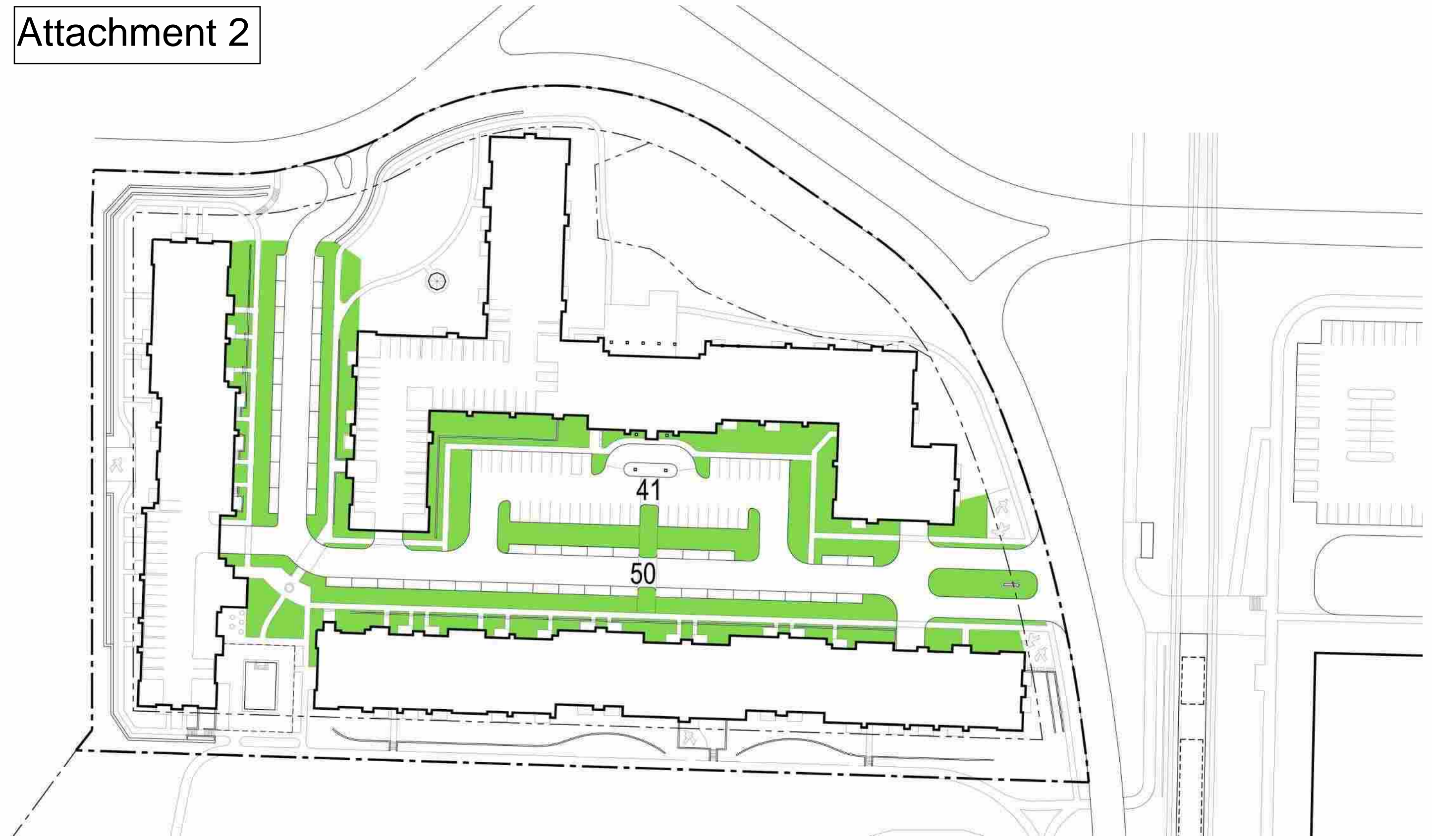
***Conclusion:*** Overall, the parking mix we are proposing is significantly less than what we have historically provided. There will be some time between the construction completion of our project and the light rail and our future residents will not have any options if there is an insufficient amount of parking in the interim. If driverless cars and the light rail do indeed significantly reduce the parking demand in the future, BKV has come up with some plans that show where we can remove some of the existing surface parking and provide some additional green space. Attachment 2 shows the 10 and 30 year parking plans where some of the additional surface parking can be converted to green space.



Dominium Parking Study											
SUBJECT PROPERTY											
Property	Address	City	Units	Surface Spots	Garage Spots	Surface Parking Ratio	Garage Parking Ratio	Total Parking Ratio	Garage Type	# Occupied-Garage	% Occupied - Garage
Building C	11001 Bren Road E	Minnetonka	262	45	219	0.17	0.84	1.01	Underground	N/A	N/A
Buildings A & B	11001 Bren Road E	Minnetonka	220	133	141	0.60	0.64	1.25	Underground	N/A	N/A
<b>TOTALS</b>			<b>482</b>	<b>178</b>	<b>360</b>	<b>0.37</b>	<b>0.75</b>	<b>1.12</b>			
Senior Properties											
Property	Address	City	Units	Surface Spots	Garage Spots	Surface Parking Ratio	Garage Parking Ratio	Total Parking Ratio	Garage Type	# Occupied-Garage	% Occupied - Garage
The Legends at Silver Lake Village	2500 38th Ave NE	St. Anthony	169	60	128	0.36	0.76	1.11	Underground	109	85%
River North	10940 Crooked Lake Blvd. NW	Coon Rapids	167	57	116	0.34	0.69	1.04	Underground	112	97%
The Grainwood	5119 Gateway Street SE	Prior Lake	168	49	111	0.29	0.66	0.95	Underground	111	100%
The Cavanagh	5401 51st Ave North	Crystal	130	66	94	0.51	0.72	1.23	Underground	81	86%
The Cambric	720 East 7th St	St. Paul	113	120	86	1.06	0.76	1.82	Underground	55	64%
<b>TOTALS</b>			<b>149</b>	<b>67</b>	<b>109</b>	<b>0.45</b>	<b>0.73</b>	<b>1.18</b>		<b>97</b>	<b>89%</b>
General Occupancy Properties											
Property	Address	City	Units	Surface Spots	Garage Spots	Surface Parking Ratio	Garage Parking Ratio	Total Parking Ratio	Garage Type	# Occupied-Garage	% Occupied - Garage
Landings at Silver Lake Village	2551 38th Ave. NE	St. Anthony	263	231	215	0.88	0.82	1.70	Underground	161	75%
808 Berry	808 Berry Street	St. Paul	267	0	405	0.00	1.52	1.52	Underground	304	75%
Stone Creek	1020 West Medicine Lake Dr.	Plymouth	125	153	140	1.22	1.12	2.34	Underground	128	91%
Bluffs at Nine Mile Creek	7475 Flying Cloud Dr.	Eden Praire	188	118	241	N/A	1.28	1.91	Underground	196	81%
<b>TOTALS</b>			<b>211</b>	<b>121</b>	<b>270</b>	<b>0.57</b>	<b>1.28</b>	<b>1.85</b>		<b>209</b>	<b>78%</b>
General Occupancy Under Construction											
Property	Address	City	Units	Surface Spots	Garage Spots	Surface Parking Ratio	Garage Parking Ratio	Total Parking Ratio	Garage Type	# Occupied-Garage	% Occupied - Garage
Union Flats	787 Hampden Avenue	St. Paul	217	50	182	0.23	0.84	1.07	Underground	N/A	N/A
Grand Central Flats	4729 Grand Avenue NE	Columbia Heights	147	102	136	0.69	0.93	1.62	Underground	N/A	N/A
Millberry Apartments	778 Berry Street	St. Paul	121	42	95	0.35	0.79	1.13	Underground	N/A	N/A
<b>TOTALS</b>			<b>162</b>	<b>64</b>	<b>146</b>	<b>0.39</b>	<b>0.91</b>	<b>1.30</b>			
Senior Under Construction											
Property	Address	City	Units	Surface Spots	Garage Spots	Surface Parking Ratio	Garage Parking Ratio	Total Parking Ratio	Garage Type	# Occupied-Garage	% Occupied - Garage
Legends of Columbia Heights	3700 Huset Parkway	Columbia Heights	191	88	136	0.46	0.71	1.17	Underground	N/A	N/A
Legends of Apple Valley	14050 Granite Ave	Apple Valley	163	42	143	0.26	0.88	1.13	Underground	N/A	N/A
Legends at Berry	700 Emerald Street	St. Paul	240	42	175	0.18	0.73	0.90	Underground	N/A	N/A
Legends of Champlin	11635 Theatre Drive	Champlin	184	73	138	0.40	0.75	1.15	Underground	N/A	N/A
Legends of Cottage Grove	6999 E Point Douglas Rd S	Cottage Grove	184	65	129	0.35	0.70	1.05	Underground	N/A	N/A
<b>TOTALS</b>			<b>192</b>	<b>61</b>	<b>146</b>	<b>0.32</b>	<b>0.76</b>	<b>1.08</b>			
<b>TOTALS - All Property Types</b>			<b>179</b>	<b>78</b>	<b>168</b>	<b>0.43</b>	<b>0.92</b>	<b>1.35</b>		<b>153</b>	<b>83%</b>

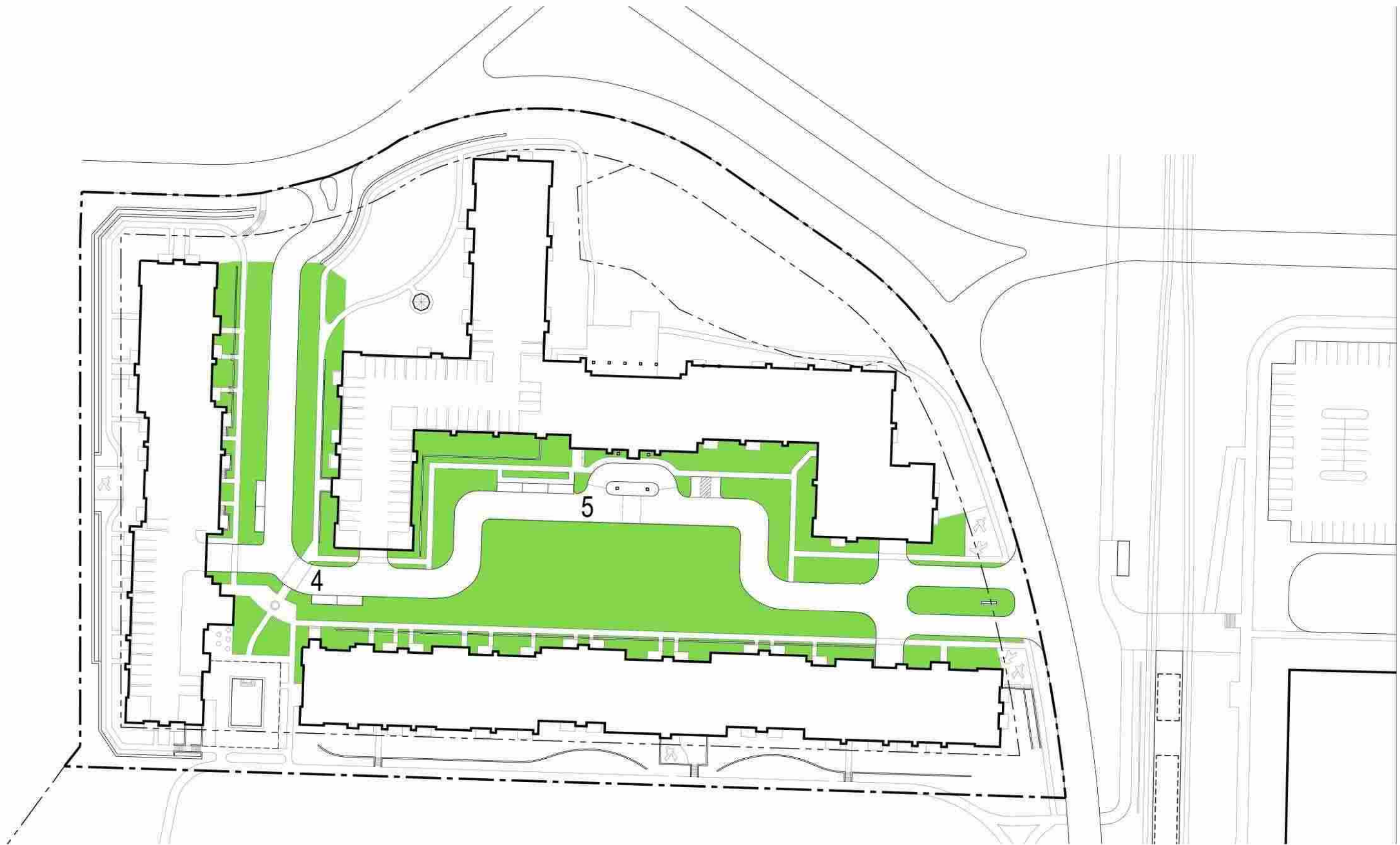


# Attachment 2



**BREN ROAD DEVELOPMENT - 10 YEAR PARKING DEMAND PLAN**  
SCALE: 1"=80'-0"  
DATE: 2-28-18





**BREN ROAD DEVELOPMENT - 30 YEAR PARKING DEMAND PLAN**

SCALE: 1"=80'-0"  
DATE: 2-28-18







## **Innovation Summary**

Dominium is committed to providing many innovative features on the Bren Road Development project including an enhanced trail system, a green parkway entrance, public art plazas, and a bike café. In addition, this project will feature a state-of-the-art rooftop solar energy system.

### **Solar Energy System:**

The proposed rooftop solar energy system will include over 1,500 Jinko 325-watt panels spread over all three buildings and is capable of producing more than 562,120 kWh per year. The system will be installed by Cedar Creek Energy, who have installed similar systems on past Dominium projects.

It is estimated that the system will be able to cover roughly 20% of the project's total electricity cost (including tenant unit electricity use), which results in annual power savings of over \$50,000. After accounting for the tax benefits and utility credits the project will be eligible for, the payback time is estimated to be less than seven years.



# CONCEPT PLAN





**PROPOSED SITE**  
 BRENN ROAD DEVELOPMENT, MINNETONKA





BLDG HEIGHT	144'-8"
FOURTH FLOOR	132'-0"
THIRD FLOOR	121'-4"
SECOND FLOOR	110'-8"
FIRST FLOOR	100'-0" (905.0)
GARAGE	90'-0" (895.0)



**EXTERIOR RENDERING/ELEVATION - NATURE/PARKS**  
 BREN ROAD DEVELOPMENT, MINNETONKA





BLDG HEIGHT 144'-8"  
 FOURTH FLOOR 132'-0"  
 THIRD FLOOR 121'-4"  
 SECOND FLOOR 110'-8"  
 FIRST FLOOR 100'-0" (905.0)  
 GARAGE 90'-0" (895.0)



BLDG HEIGHT 163'-8"  
 SIXTH FLOOR 153'-4"  
 FIFTH FLOOR 142'-8"  
 FOURTH FLOOR 132'-0"  
 THIRD FLOOR 121'-4"  
 SECOND FLOOR 110'-8"  
 FIRST FLOOR 100'-0" (905.0)  
 GARAGE 90'-0" (895.0)

**EXTERIOR RENDERING/ELEVATION - TRANSIT**  
 BREN ROAD DEVELOPMENT, MINNETONKA







BLDG HEIGHT	144'-8"
FOURTH FLOOR	132'-0"
THIRD FLOOR	121'-4"
SECOND FLOOR	110'-8"
FIRST FLOOR	100'-0" (905.0)
GARAGE	90'-0" (895.0)



**EXTERIOR RENDERING/ELEVATION - URBAN VILLAGE**  
 BREN ROAD DEVELOPMENT, MINNETONKA



**C. Items relating to Dominion at 11001 Bren Road East****1) Concept plan review for Dominion at 11001 Bren Road East**

Gordon gave the staff report.

Wagner said there was a wonderful opportunity to tackle affordable housing and workforce housing. There were 1,050 units being proposed. On top of that there were a number of institutional uses that now were schools in the Opus area. What the area did not have was anything other than trails. There were a lot of units and no park land. He suggested staff put together some information for a study session. He said historically the city had a mixture of affordability and market rate units. Although he understood the reason related to how things were currently being financed, he thought this plan with three buildings in close proximity, was a major shift, one he was OK with. He thought there was a missed opportunity in creating a sense of place, a theme with what the council wanted the area to be. He didn't think the plan felt like what the Shady Oak station area could be. He said the EDAC did a fabulous job analyzing the plan financially. He thought there were bigger picture issues for the Opus area.

Wiersum said he supported the plan. The opportunity to get this level of affordable housing in one proposal was not something the council was used to talking about. At the same time the council did not want to get into a situation where the city was only putting in affordable housing in certain areas and not others. He liked the idea of getting some park opportunities even if they were just pocket parks. He questioned if there was an opportunity to also get greater connectivity to Lone Lake Park.

Acomb was thrilled to see the affordability coming from a company that knows that market very well. She had reservations about the size of the buildings in one area. That said, the community needs affordable housing. She really liked the senior affordable units. The map in the council packet showed there really wasn't anything connecting this area and the light rail station over to Shady Oak Road. As the area develops it was important to keep in mind the need for getting people from the light rail station to where services are. She wondered if there were opportunities to get mixed use developments that would add retail to the area.

Bergstedt said the plan looked great and the mix of affordable senior and affordable workforce housing was something the city really needed. He thought it would help if there was a way to connect to Lone Lake Park or add pocket parks.



Allendorf said it was a wonderful project.

Ellingson said one of the wonderful things about the Opus area was the trail system. He said this was the kind of development the city wanted near the light rail station.

Schneider said conceptually the city couldn't ask for a better neighbor to the light rail station. He agreed with Wagner that the Opus area with all its housing would benefit from a master planned corridor approach toward open space with connecting ponds and amenities similar to the Centennial Lakes area in Edina. The challenge was distance-wise this was much greater than the Southdale area. The question was how to link it all together. He suggested staff look at where there were some natural areas that should be preserved and also look at the area all the way down to Crosstown and ways to link the entire area together through the developments. This was worth hiring a consultant to look at. It would add tremendous value to the developments.

Barone noted that a park planner position was being created for 2018.

Allendorf noted that many years ago Gerry Rauenhurst developed the Opus area with the one way road system. The paths were included to get connectivity from one area to another. Rauenhurst's vision was to use golf carts. The idea was to separate pedestrian traffic from automobile traffic. Wischnack said staff had discussed options with the developer to allow pedestrians to get around off of the roadway.

Acomb said the information about the financing indicated a possibility of deferring the park dedication fees from the project. She asked for more information. Wischnack said a deferment was not a waiver of the fees. If the project was built in phases, portions of the fee might be deferred over a period of time. Other options were being discussed with the developer.

Wagner said as far as the design the concept looked a little too boxy and might not stand the test of time.

Wiersum said the TIF seemed reasonable but noted there still would be an \$880,000 million gap. He asked if the developer could speak on his plan to cover the gap and if the project would proceed if the gap remains when the financing is determined.

Ryan Lunderby from Dominion said the project would still be a go. This was an \$115 million project so the amount of the gap would not stop it. He said city funds would be used last and the company would search to find other resources potentially from the county or the Metropolitan Council. He



added the project would also go forward whether or not light rail happened. The need for this type of housing was that great.

Schneider said the concept plan showed a play lot in one of the corners of the property. One design improvement would be to figure out a way to reconfigure the building to provide for a more prominent and centrally located open space for the residents to enjoy. This would help make the building look less boxy and institutional.

**D. Resolution approving the second amendment to the regulatory agreement for Minnetonka Heights**

Wagner moved, Acomb seconded a motion to adopt resolution 2017-134 approving the Second Amendment to the Regulatory Agreement between the City of Minnetonka and Heartland Heights, LLC. All voted "yes." Motion carried.

**F. Process for filing the council vacancy to occur in Ward 3**

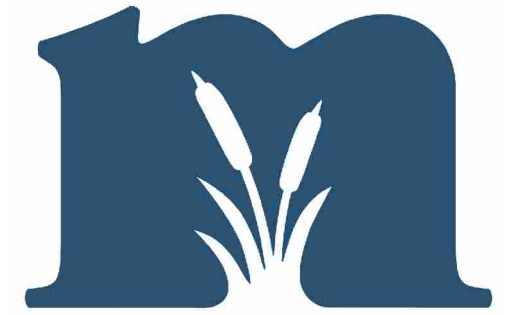
Wagner noted there was a single person left in the audience who was at the meeting for item 13F. He suggested moving the item before item 13E on the agenda.

Barone and Heine gave the staff report.

Schneider said he had indicated at the study session discussion that he felt the community would better be served by an appointment process but only using an enhanced version that allowed for more public input. He suggested adding a few steps to the appointment process outlined in the staff report. One would be for staff to mail out a self-return postcard to each household in Ward 3 with a list of the applicants and a link to the live broadcast interview session. Residents would rank their preferences on the postcard and mail it back to the city. Staff would provide the council with a summary. The council would use this information to conduct the interviews and rank their choices. This was similar to a process used to hire past city managers. Using this process would likely mean more public engagement than a special election held in April.


Bergstedt said at the study session the council discussed the options and Allendorf, Schneider and himself preferred an appointment process. The reasons he preferred appointing someone to fill the vacancy was because of the April election date, that it was for a ward seat, and there would be no primary no matter how many people ran. Because of this, the winner could win with a small number of votes. His other concern was if the appointment process was used, someone could fill the seat February 12. If a special election was called the winner would be seated April 23. This





CITY OF  
**MINNETONKA**

 Parcels

 City Boundary



**NOTIFICATION AREA**



**Ordinance No. 2018-**

**An ordinance \_\_\_\_\_ master development plans and \_\_\_\_\_ final site and building plans for redevelopment of the property located at 12501 Ridgedale Drive**

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The City of Minnetonka Ordains:

Section 1. Background

1.01 This ordinance hereby \_\_\_\_\_ the master development plans and \_\_\_\_\_ final site and building plans for construction of a residential apartment development at 12501 Ridgedale Drive.

1.02 The property is located at 12501 Ridgedale Drive and are legally described as:  
Lot 3, Block 1, Ridgedale Center Fifth Addition, Hennepin County, Minnetonka

Section 2. Findings

2.01 This ordinance is based on the following findings:

Section 3. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Brad Wiersum, Mayor

ATTEST:

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



**Action on this ordinance:**

Date of introduction:

Date of adoption:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Ordinance adopted.

Date of publication:

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

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David E. Maeda, City Clerk