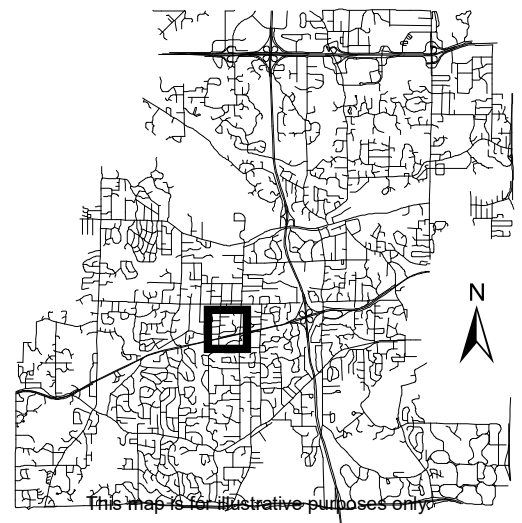




Location Map

Project: Tonkawood Farms 3rd Addn
Address: 15014 Highwood Dr



This map is for illustrative purposes only.

PRELIMINARY PLAT

~for~R&R CONSTRUCTION

VICINITY MAP

PART OF SEC. 21, TWP. 17, RNG. 22



HENNEPIN COUNTY, MINNESOTA
(NO SCALE)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 04/28/14.
- Bearings shown are on Hennepin County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID Number: 21-117-22-43-0021
- Total boundary area: 75,722 square feet/1.74 acres

PROPOSED LOT STANDARDS / ZONING

- Existing zoning: R-1
- Minimum lot width = 110 feet wide at front setback
(Average proposed width: 104.2 feet.
Owner will apply for variance)
- Minimum lot area = 22,000 square feet
- Setbacks: Front = 35 feet
Rear = 40 feet or 20% of lot depth, whichever is less
Side = 2 sides must total 30 feet, 10 foot minimum is allowed on one side.

PROPERTY DESCRIPTION

That Part of Lot 7, Block 1, TONKAWOOD FARMS lying east of the west 312.63 feet. Except Roads. Hennepin County, Minnesota.

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

PRELIMINARY

DANIEL W. OBERMILLER

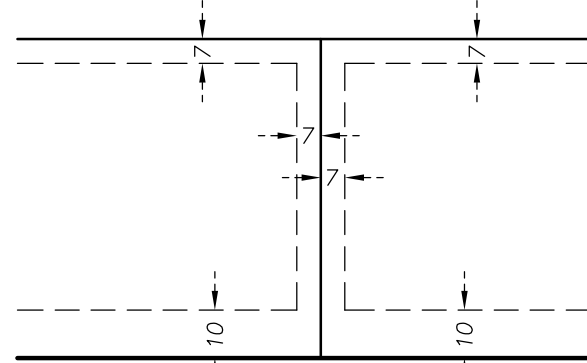
Date: 12/9/16 License No. 25341

BENCHMARK

BENCHMARK: GSID Station # 100837 MNDOT name WELSH
Elevation = 1002.875 (NAVD88)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

TYPICAL EASEMENTS

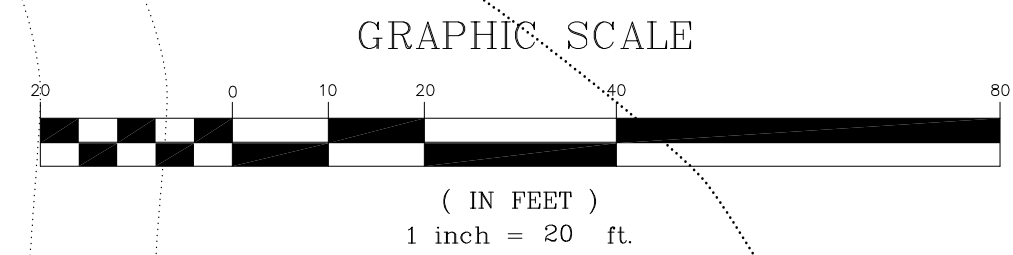
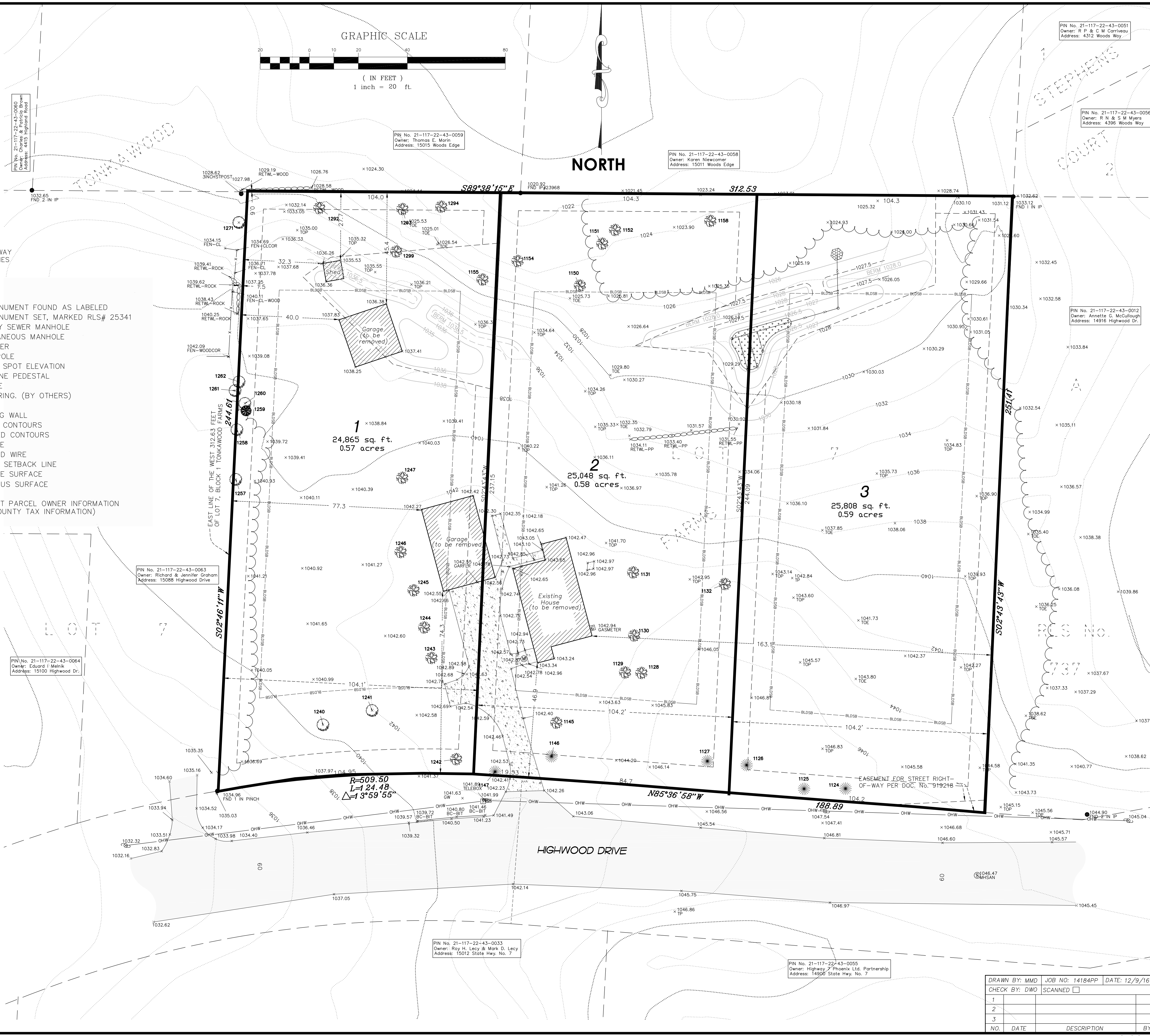


BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 7 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25341
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES MISCELLANEOUS MANHOLE
- ⊕ DENOTES GAS METER
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES GUY WIRE
- ⊕ DENOTES SOIL BORING. (BY OTHERS)
- ⊕ DENOTES FENCE
- ⊕ DENOTES RETAINING WALL
- ⊕ DENOTES EXISTING CONTOURS
- ⊕ DENOTES PROPOSED CONTOURS
- ⊕ DENOTES TREE LINE
- ⊕ DENOTES OVERHEAD WIRE
- ⊕ DENOTES BUILDING SETBACK LINE
- ⊕ DENOTES CONCRETE SURFACE
- ⊕ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER HENNEPIN COUNTY TAX INFORMATION)

PIN No. 17-119-22-14-0008
Owner: City of X
Address: Unassigned



NORTH

DRAWN BY: MMD	JOB NO: 14184PP	DATE: 12/9/16	
CHECK BY: DWO	SCANNED		
NO.	DATE	DESCRIPTION	BY
1			
2			
3			

PRELIMINARY COPY
8/26/2021

KNOW ALL PERSONS BY THESE PRESENTS: That John M. Tesar and Janice M. Tesar, husband and wife; Timothy M. Neutgens and Lynelle M. Neutgens, husband and wife; Matthew M. Neutgens and Julie M. Neutgens, husband and wife; James J. Payne and Lori A. Payne, husband and wife; and Thomas A. Neutgens and Elizabeth B. Neutgens, husband and wife, fee owners of the following described property situated in the County of Hennepin, State of Minnesota to-wit:

All that part of Lot 7, Block 1, "TONKAWOOD FARMS" described as follows, to-wit: Beginning at the Southeast corner of said Lot 7, thence North along the East line of said Lot a distance of 253.65 feet to the Northeast corner of said Lot, thence West along the North line of said Lot a distance of 312.63 feet to a point 312.63 feet East of the Northwest corner of said Lot 7, thence South parallel with the West line of said Lot to the Southerly line of said Lot, thence East along the Southerly line of said Lot to the point of beginning.

Have caused the same to be surveyed and platted as TONKAWOOD FARMS THIRD ADDITION and do hereby dedicate to the public for public use the public way and the easements for drainage and utility purposes as created by this plat.

In witness whereof said John M. Tesar and Janice M. Tesar, husband and wife, have hereunto set their hands this ____ day of _____, 20__.

John M. Tesar Janice M. Tesar

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__, by John M. Tesar and Janice M. Tesar.

(Signature)

(Print)
Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Timothy M. Neutgens and Lynelle M. Neutgens, husband and wife, have hereunto set their hands this ____ day of _____, 20__.

Timothy M. Neutgens Lynelle M. Neutgens

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__, by Timothy M. Neutgens and Lynelle M. Neutgens.

(Signature)

(Print)
Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Matthew M. Neutgens and Julie M. Neutgens, husband and wife, have hereunto set their hands this ____ day of _____, 20__.

Matthew M. Neutgens Julie M. Neutgens

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__, by Matthew M. Neutgens and Julie M. Neutgens.

(Signature)

(Print)
Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said James J. Payne and Lori A. Payne, husband and wife, have hereunto set their hands this ____ day of _____, 20__.

James J. Payne Lori A. Payne

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__, by James J. Payne and Lori A. Payne.

(Signature)

(Print)
Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Thomas A. Neutgens and Elizabeth B. Neutgens, husband and wife, have hereunto set their hands this ____ day of _____, 20__.

Thomas A. Neutgens Elizabeth B. Neutgens

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__, by Thomas A. Neutgens and Elizabeth B. Neutgens.

(Signature)

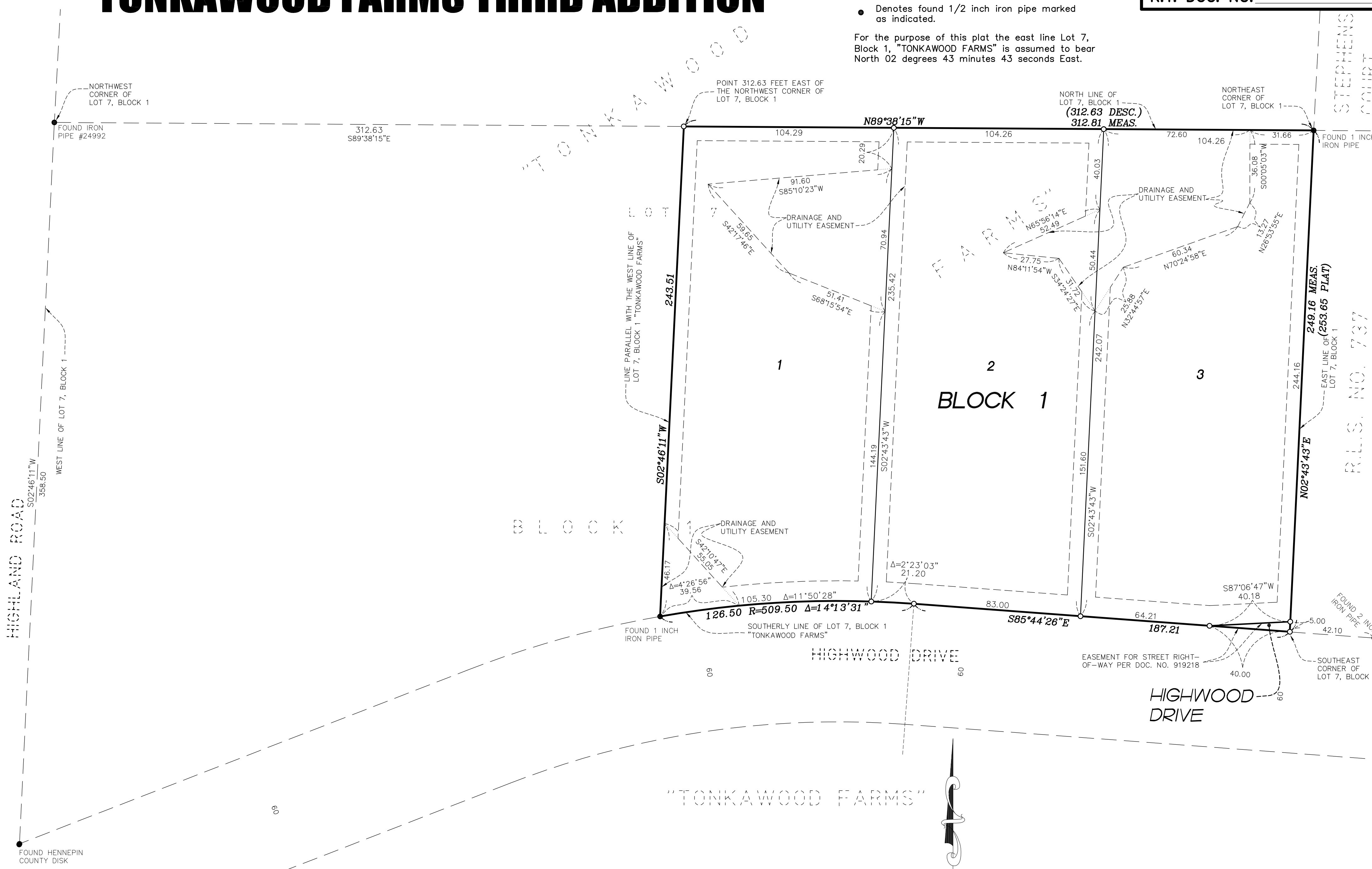
(Print)
Notary Public, _____ County, _____
My Commission Expires _____

I Daniel W. Obermiller do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated ____ day of _____, 20__.

Daniel W. Obermiller, Licensed Land Surveyor
Minnesota License No. 25341

TONKAWOOD FARMS THIRD ADDITION



- Denotes set 1/2 inch by 14 inch iron pipe marked RLS. No. 25341.
- Denotes found 1/2 inch iron pipe marked as indicated.

For the purpose of this plat the east line Lot 7, Block 1, "TONKAWOOD FARMS" is assumed to bear North 02 degrees 43 minutes 43 seconds East.

R.T. DOC. NO. _____

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this ____ day of _____, 20__, by Daniel W. Obermiller.

(Signature)

(Print)
Notary Public, _____ County, _____
My Commission Expires _____

CITY COUNCIL, CITY OF MINNETONKA, MINNESOTA
This plat of TONKAWOOD FARMS THIRD ADDITION was approved and accepted by the City Council of the City of Minnetonka, Minnesota, at a regular meeting thereof held this ____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

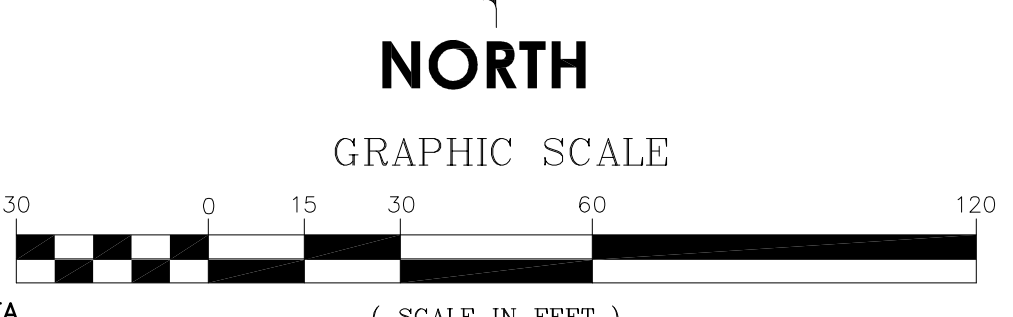
_____, Mayor _____, Clerk
RESIDENT AND REAL ESTATE SERVICES, HENNEPIN COUNTY, MINNESOTA
I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated ____ day of _____, 20__.

Mark V. Chapin, County Auditor By _____, Deputy

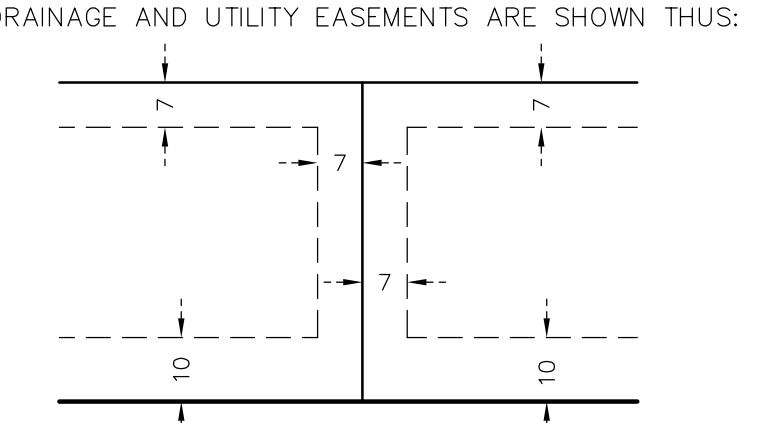
SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 20__.

Chris F. Mavis, County Surveyor By _____
REGISTRAR OF TITLES, HENNEPIN COUNTY, MINNESOTA
I hereby certify that the within plat of TONKAWOOD FARMS THIRD ADDITION was filed in this office this ____ day of _____, 20__, at ____ o'clock ____ M.

Martin McCormick, Registrar of Titles By _____, Deputy



TYPICAL EASEMENTS



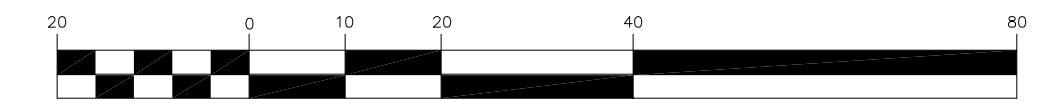
BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 7 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors

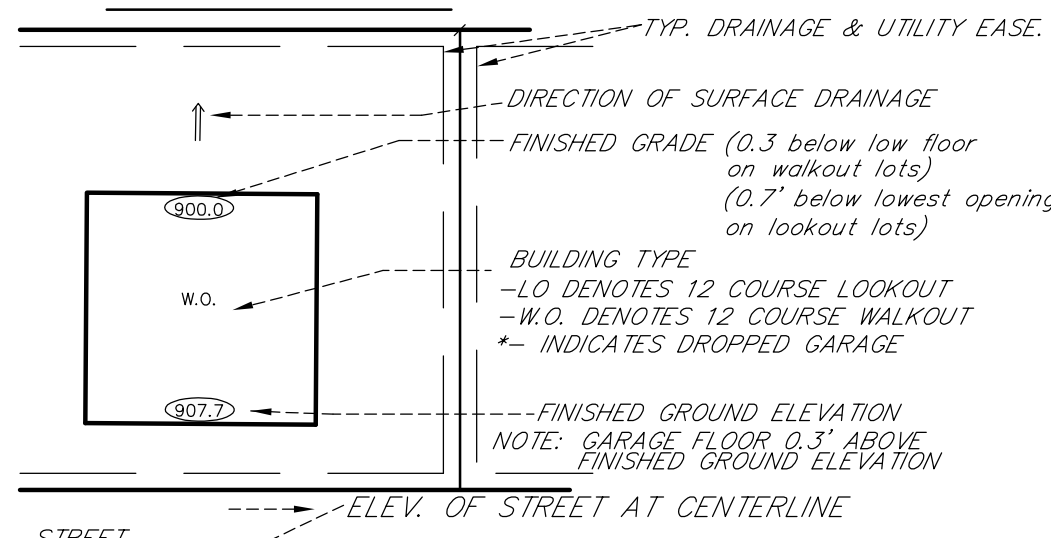
GRADING DRAINAGE AND EROSION CONTROL PLAN

for R&R CONSTRUCTION

GRAPHIC SCALE



TYPICAL LOT



NORTH

LEGEND

- DENOTES EMERGENCY OVERFLOW ELEVATION
 - DENOTES EXISTING SPOT ELEVATION
 - DENOTES EXISTING 2 FOOT CONTOUR
 - DENOTES PROPOSED 2 FOOT CONTOURS
 - DENOTES EASEMENT LINE
 - DENOTES SETBACK LINE
 - DENOTES PROPOSED STORM SEWER
 - DENOTES PROPOSED SILT FENCE
 - DENOTES DIRECTION OF DRAINAGE
 - DENOTES PROPOSED SPOT ELEVATION
 - DENOTES TELEPHONE PEDESTAL
 - DENOTES ELECTRICAL BOX
 - DENOTES CABLE PEDESTAL
 - DENOTES PROPOSED TREE PRESERVATION FENCE
 - DENOTES TREE TO BE REMOVED
- TREE DETAIL:**
- Denotes Tree Number
 - Denotes Elevation
 - Denotes Tree Quantity
 - Denotes Tree Size in Inches
 - Denotes Tree Type

PONDING CALCULATIONS AND STORM SEWER DESIGN BY
PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

SITE PLANNING & ENGINEERING
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

I HEREBY CERTIFY THAT THIS PLAN 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.

PRELIMINARY
 ADAM GINKEL
 DATE: 12.09.2016 LIC. NO. 43963

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 04/28/14.
- Bearings shown are on Hennepin County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Parcel ID Number: 21-117-22-43-0021
- Total boundary area: 75,722 square feet/1.74 acres
- See Sheets C1, C2.1 and C2.2 for erosion control and filtration area details.

BENCHMARK

BENCHMARK: GSID Station # 100837 MNDOT name WELSH
 Elevation = 1002.875 (NAVD88)

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

PRELIMINARY

DANIEL W. OBERMILLER

Date: 12/9/16 License No. 25341

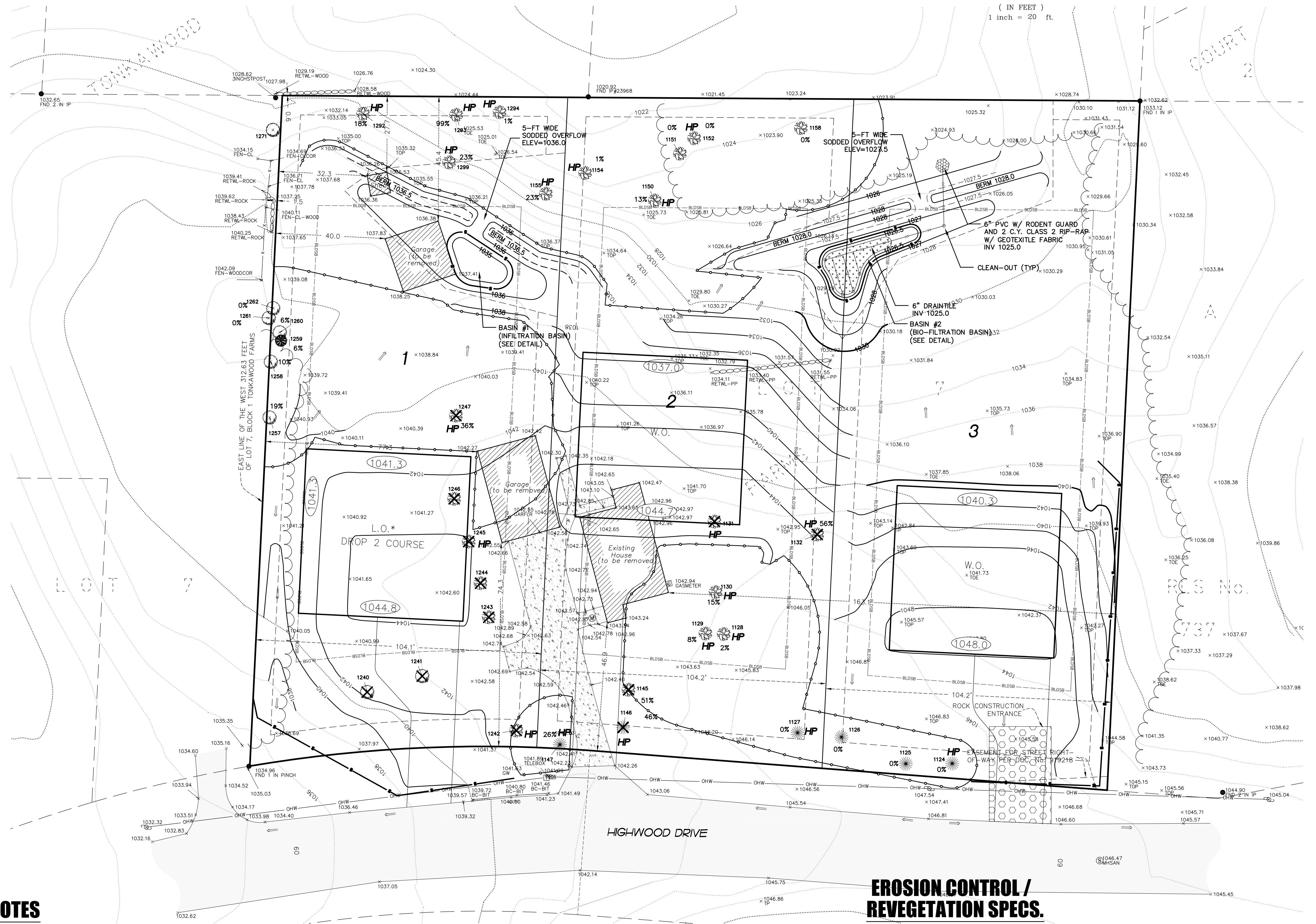
EROSION CONTROL / REVEGETATION SPECS.

1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
3. AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
4. MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
5. SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.

DRAWN BY: MMD	JOB NO: 14184PP	DATE: 12/9/16	
CHECK BY: DWO	SCANNED <input type="checkbox"/>		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

14184PP

E. G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701



TREE PRESERVATION PLAN

~for~R&R CONSTRUCTION

LEGEND

- DENOTES PROPOSED TREE PRESERVATION FENCE
- X DENOTES TREE TO BE REMOVED

- TREE DETAIL:**
- HP Denotes Tree Number
 - Denotes Tree Elevation
 - Denotes Tree Quantity
 - Denotes Tree Size in Inches
 - Denotes Tree Type

TREE PRESERVATION NOTES

Before construction, grading or land clearing begins, the city-approved tree protection fencing or other method must be installed and maintained at the critical root zones of the trees to be protected. The location of the fencing must be in conformance with the approved tree preservation plan. This fencing must be inspected by city staff before site work begins.

No construction, compaction, construction access, stock piling of earth, storage of equipment or building materials, or grading of any kind may occur within the critical root zone areas of trees to be protected.

A healthy protected tree that was not a hazard to personal safety or property damage and that was removed or otherwise destroyed by unnatural causes within three years before a development application will be regarded as if it were present at the time of construction or a development application. This provision does not apply if a number of protected trees removed is less than 5% of the protected trees existing five years before the application.

An area of new or compensatory water storage may not be located where there are woodland preservation areas, high priority trees or significant trees, unless approved by the city. Mitigation will be required for the loss of woodland preservation areas and high priority trees due to ponding. The compensatory storage area must be created in a manner that prevents erosion into any nearby water resource.

Total number of trees: 37
 Trees to be removed: 12
 High Priority Trees: 20
 High Priority Trees to be removed: 6 (35% of total)

TREE #	DESCRIPTION	HIGH PRIORITY	REMOVE
1124	SPRUCE6	YES	NO
1125	SPRUCE4	NO	NO
1126	SPRUCE4	NO	NO
1127	SPRUCE6	YES	NO
1128	OAK24	YES	NO
1129	OAK24	YES	NO
1130	OAK18	YES	NO
1131	MAPLE22	YES	YES
1132	OAK24	YES	YES
1145	ASH12	NO	YES
1146	SPRUCE14	YES	YES
1147	SPRUCE12	YES	NO
1150	OAK32	YES	NO
1151	OAK28	NO	NO
1152	OAK20	YES	NO
1154	OAK20	YES	NO
1155	OAK1-24-2-18	YES	NO
1158	MAPLE20	NO	NO
1240	TREE14	NO	YES
1241	TREE14	NO	YES
1242	MAPLE30	YES	YES
1243	MAPLE14	NO	YES
1244	MAPLE14	NO	YES
1245	MAPLE36	YES	YES
1246	MAPLE26	NO	YES
1247	OAK28	YES	YES
1257	TREE12	NO	NO
1258	TREE14	NO	NO
1259	ASPEN14	NO	NO
1260	TREE16	NO	NO
1261	TREE14	NO	NO
1262	TREE10	NO	NO
1271	TREE22	NO	NO
1292	MAPLE20	YES	NO
1293	OAK20	YES	NO
1294	OAK24	YES	NO
1299	OAK16	YES	NO

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 04/28/14.
- Bearings shown are on Hennepin County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY

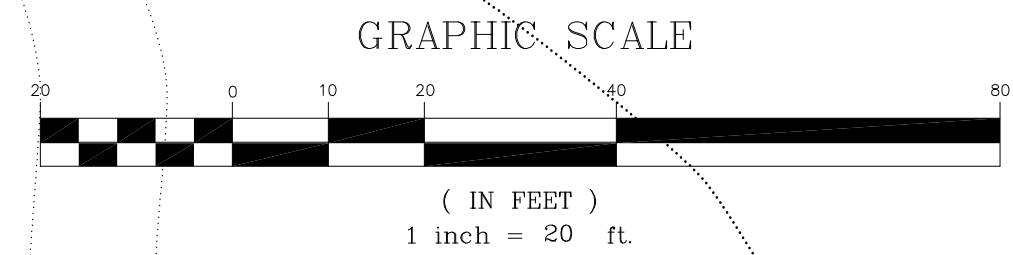
DANIEL W. OBERMILLER

Date: 12/9/16 License No. 25341

E. G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

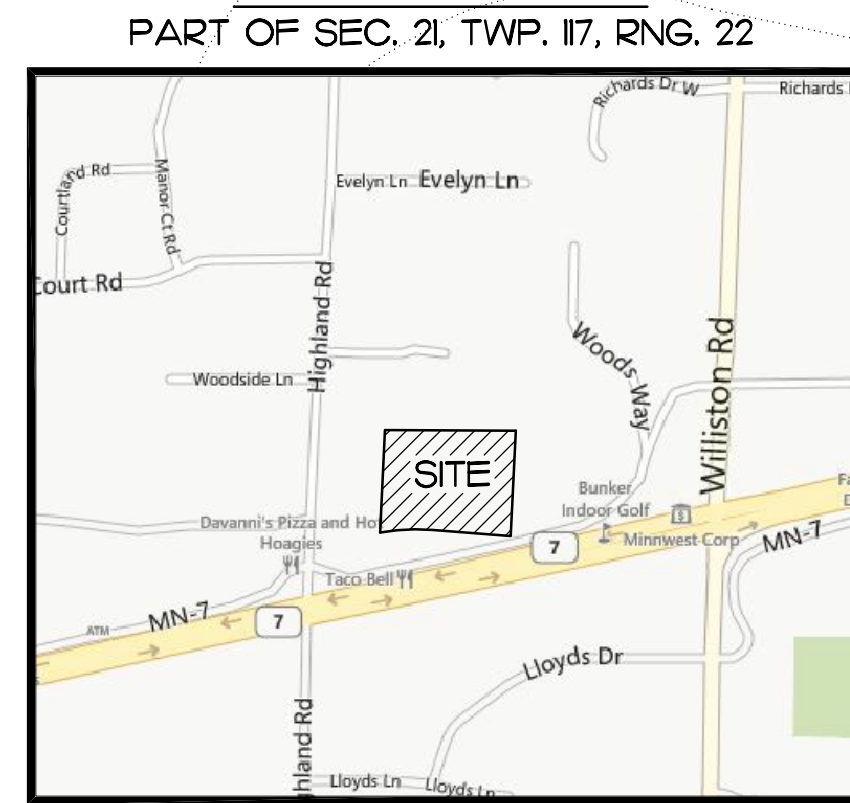
BENCHMARK

BENCHMARK: CSID Station # 100837 MNDOT name WELSH
 Elevation = 1002.875 (NAVD88)

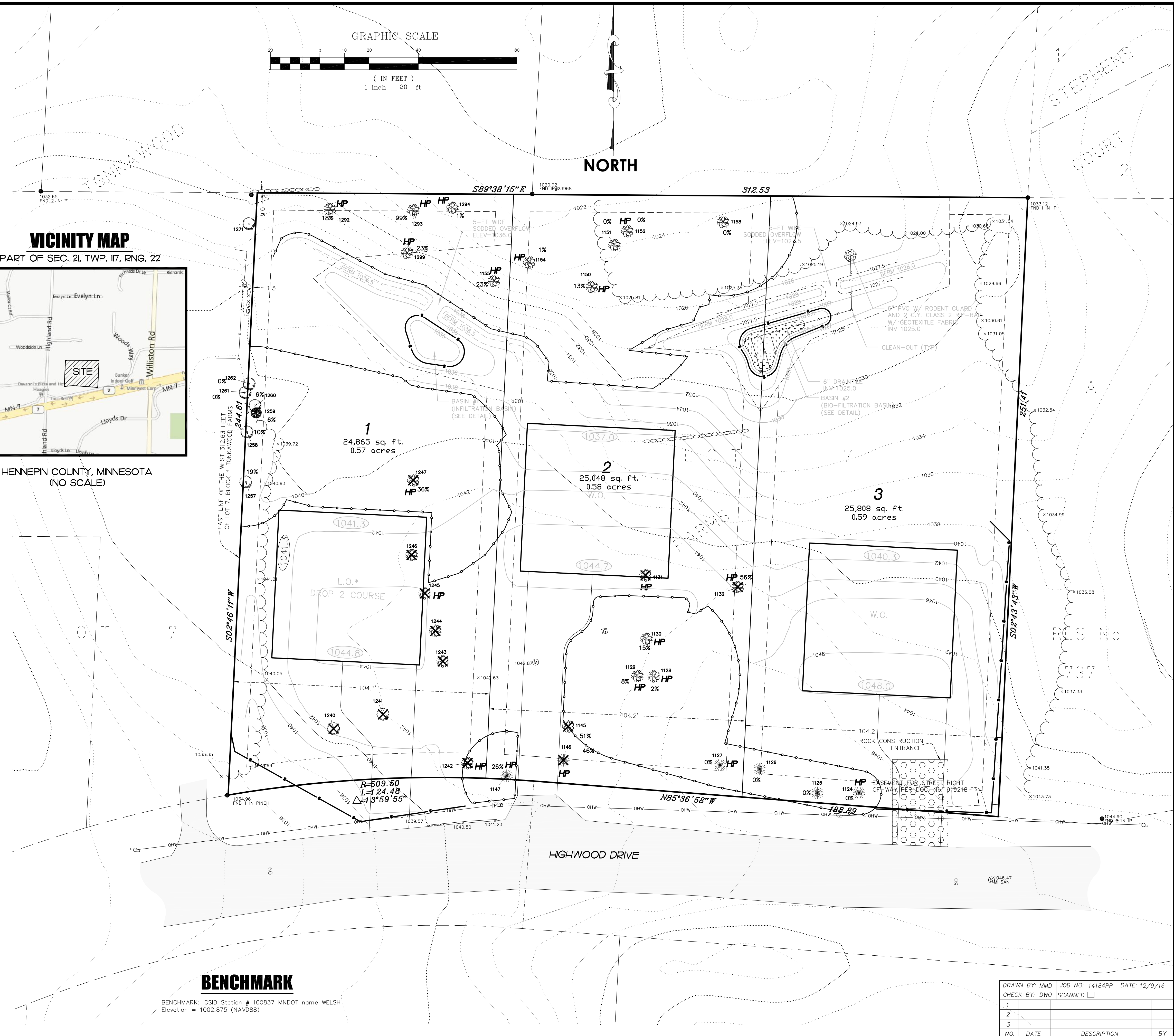


NORTH

VICINITY MAP



HENNEPIN COUNTY, MINNESOTA
 (NO SCALE)



DRAWN BY: MMD	JOB NO: 14184PP	DATE: 12/9/16	
CHECK BY: DWO	SCANNED <input type="checkbox"/>		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

MINNETONKA LOT SPLIT

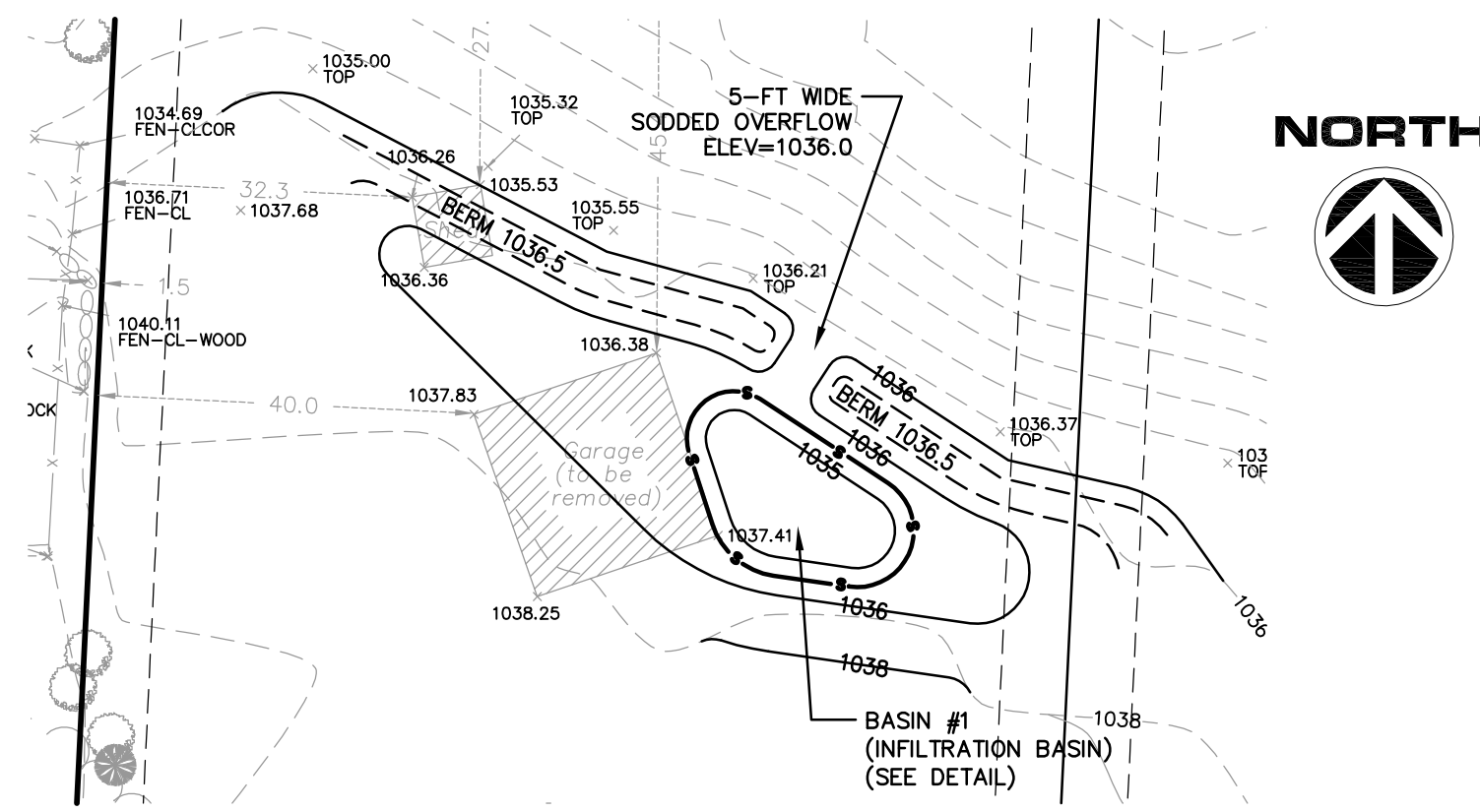
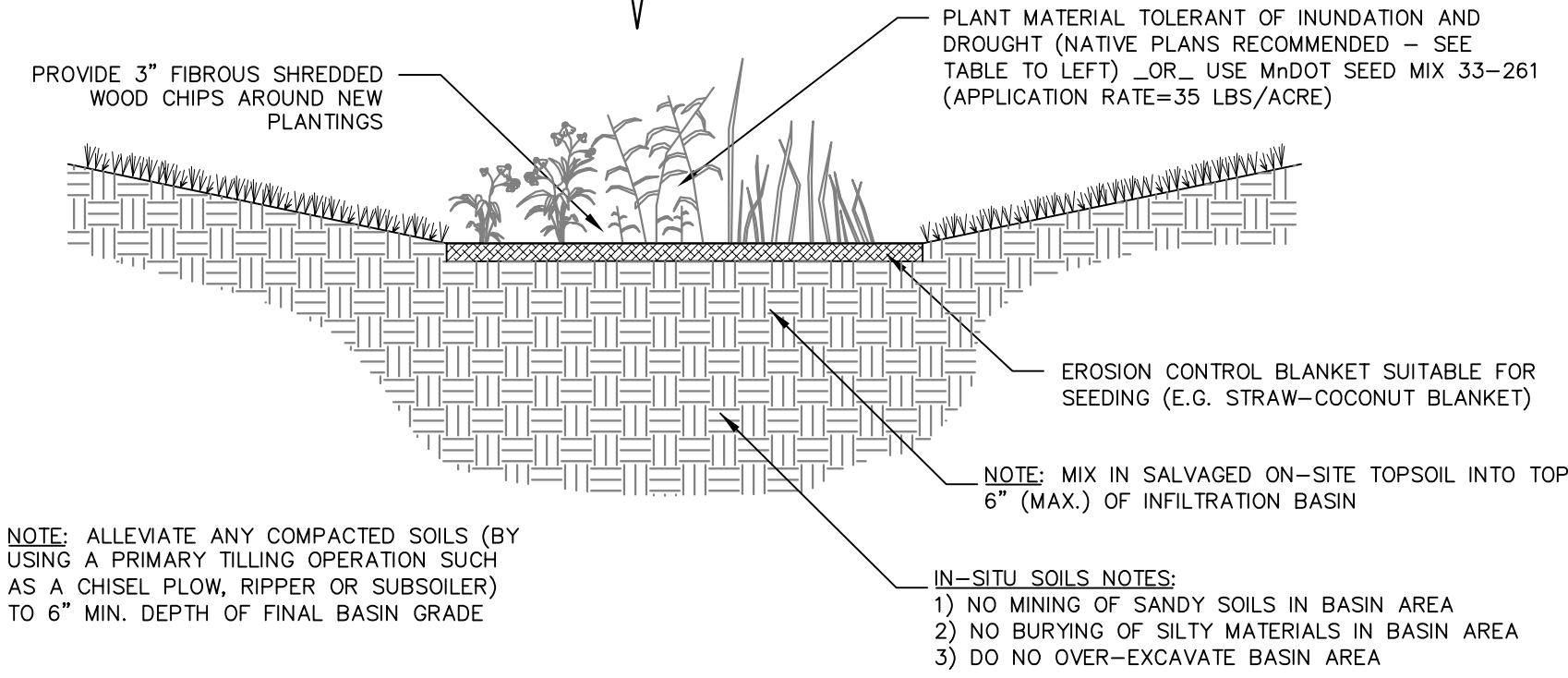
MINNETONKA, MINNESOTA

DETAILS

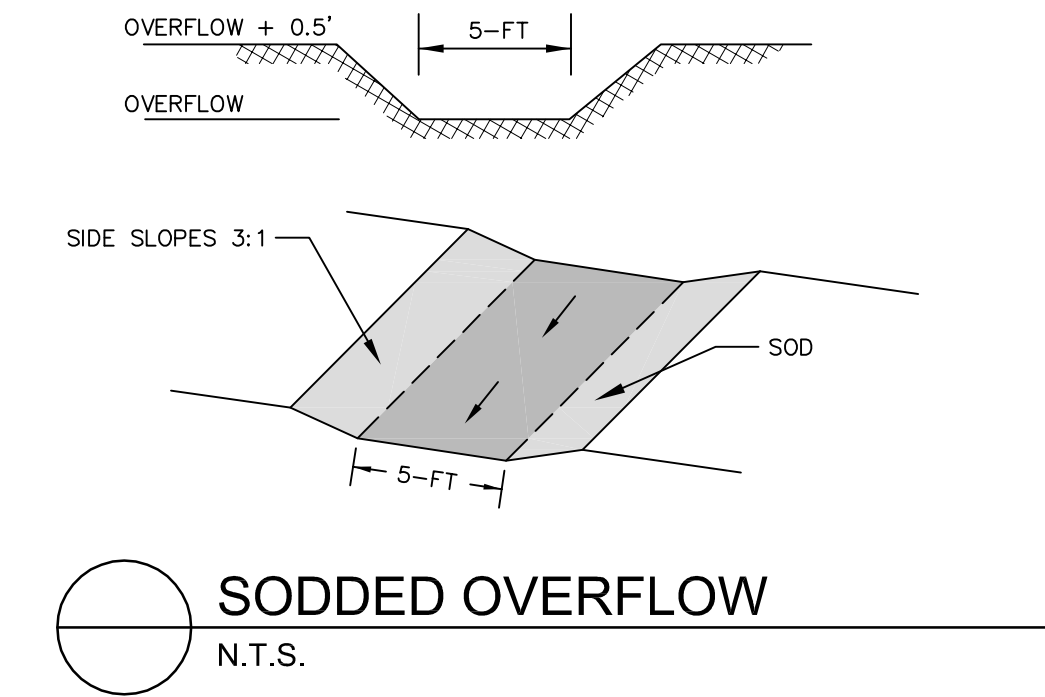
1. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES.)
2. NO MINING OF SANDY SOILS ALLOWED IN BASIN.
3. FINAL GRADE ONLY UPON STABILIZATION OF UPSTREAM AREAS.
4. BASIN TO REMAIN UNLINED.
5. PROTECT BASIN FROM RUN-OFF DURING CONSTRUCTION ACTIVITIES. EXCAVATE BASIN TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS.

PLANTING SUGGESTIONS

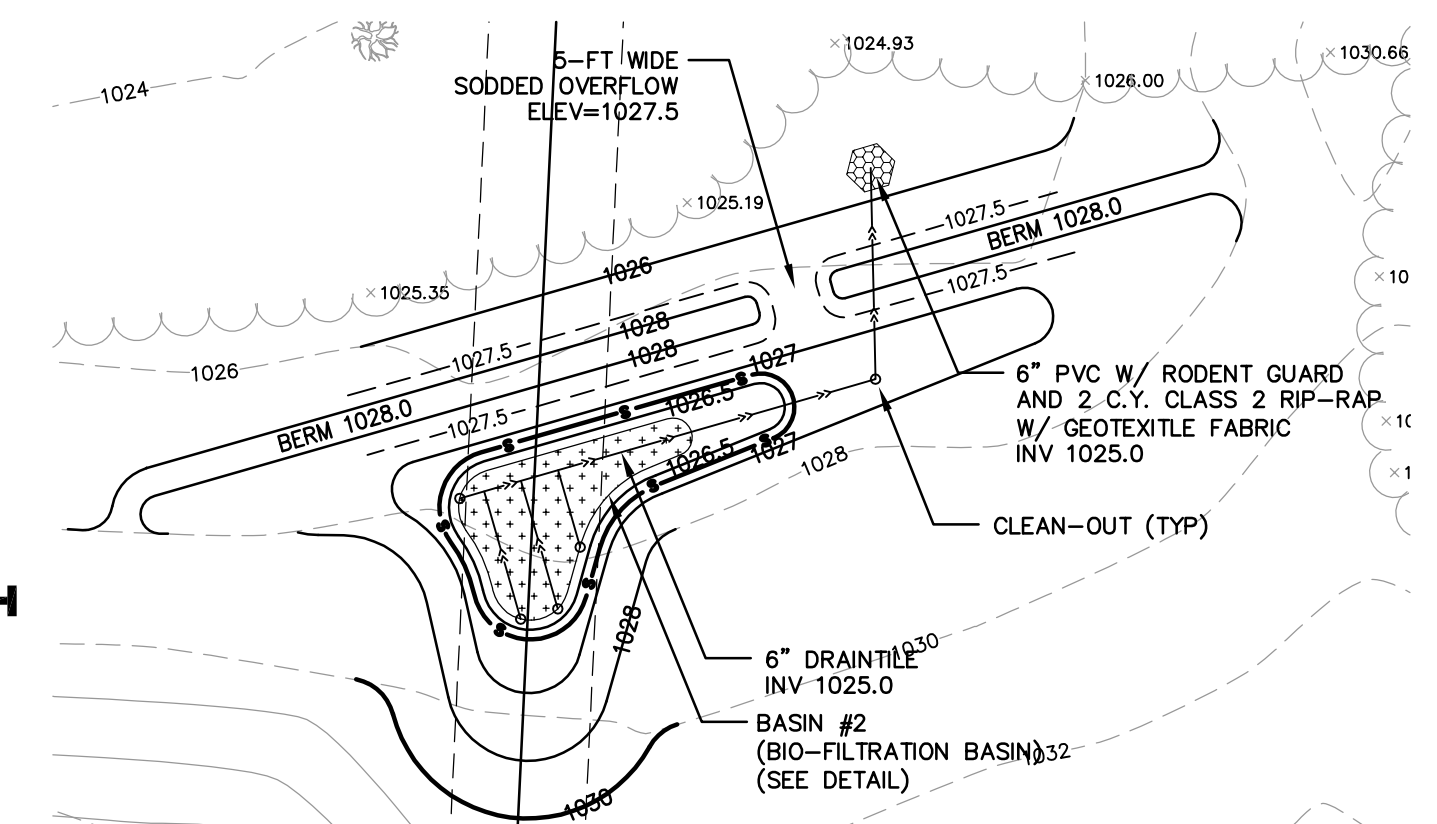
BOTTOM OF BASIN	SIDE SLOPES
NATIVE PLANTINGS	NATIVE PLANTINGS
GIANT BUR-REED	BIG BLUESTEM
WOOL GRASS SEDGE	BLUE JOINT GRASS
CORD GRASS	SWITCH GRASS
BLUE FLAG IRIS	BLUE VERVAIN
SWAMP MILKWEED	PRAIRIE BLAZINGSTAR
TAMARACK	TAMARACK
JOE-PYE WEED	NEW ENGLAND ASTER
NEW ENGLAND ASTER	RED-OSIER DOGWOOD
PRAIRIE BLAZINGSTAR	SANDBAR WILLOW
BONESET	BLACK CHOKECHERRY
BLACK WILLOW	BLACK WILLOW



BASIN #1 - INFILTRATION BASIN
SCALE = 1:20 (THIS DETAIL ONLY)



BASIN #1 - INFILTRATION BASIN
N.T.S.

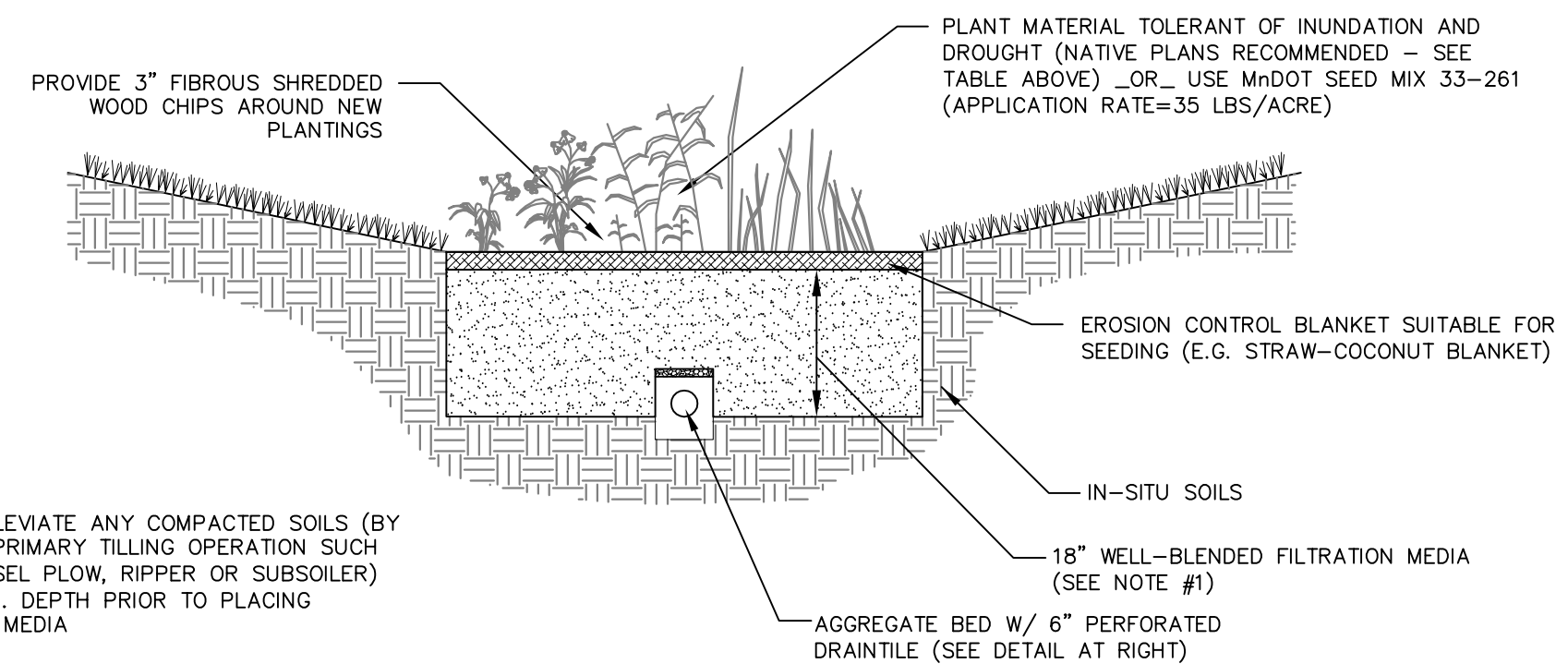


BASIN #2 - BIO-FILTRATION BASIN
SCALE = 1:20 (THIS DETAIL ONLY)

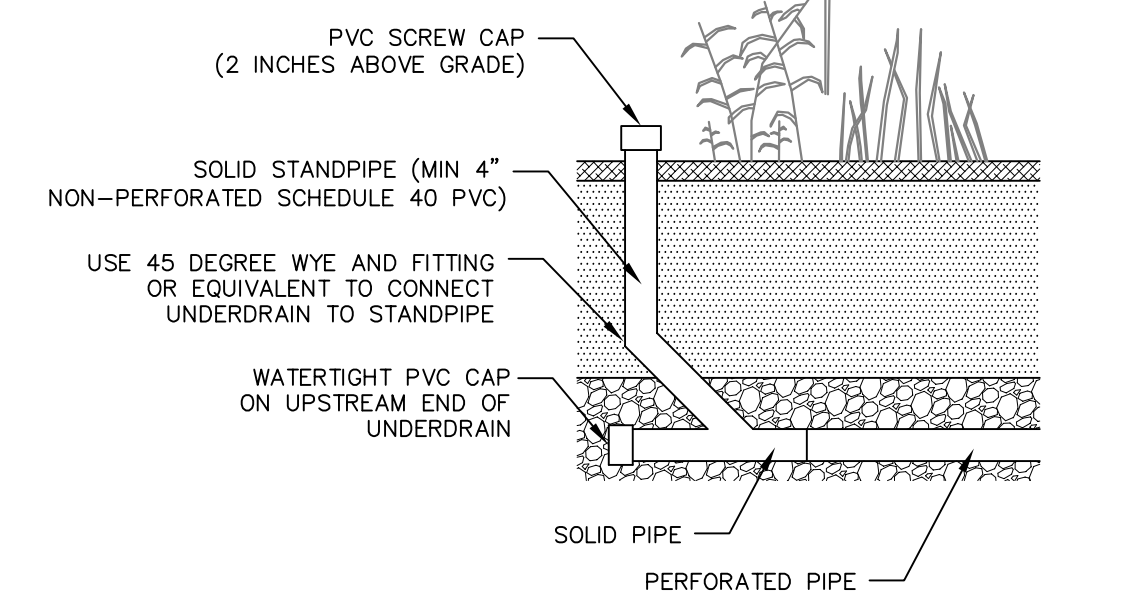
PLANTING SUGGESTIONS

BOTTOM OF BASIN	SIDE SLOPES
NATIVE PLANTINGS	NATIVE PLANTINGS
GIANT BUR-REED	BIG BLUESTEM
WOOL GRASS SEDGE	BLUE JOINT GRASS
CORD GRASS	SWITCH GRASS
BLUE FLAG IRIS	BLUE VERVAIN
SWAMP MILKWEED	PRAIRIE BLAZINGSTAR
TAMARACK	TAMARACK
JOE-PYE WEED	NEW ENGLAND ASTER
NEW ENGLAND ASTER	PRAIRIE BLAZINGSTAR
BONESET	BONESET
BLACK WILLOW	BLACK CHOKECHERRY
	BLACK WILLOW

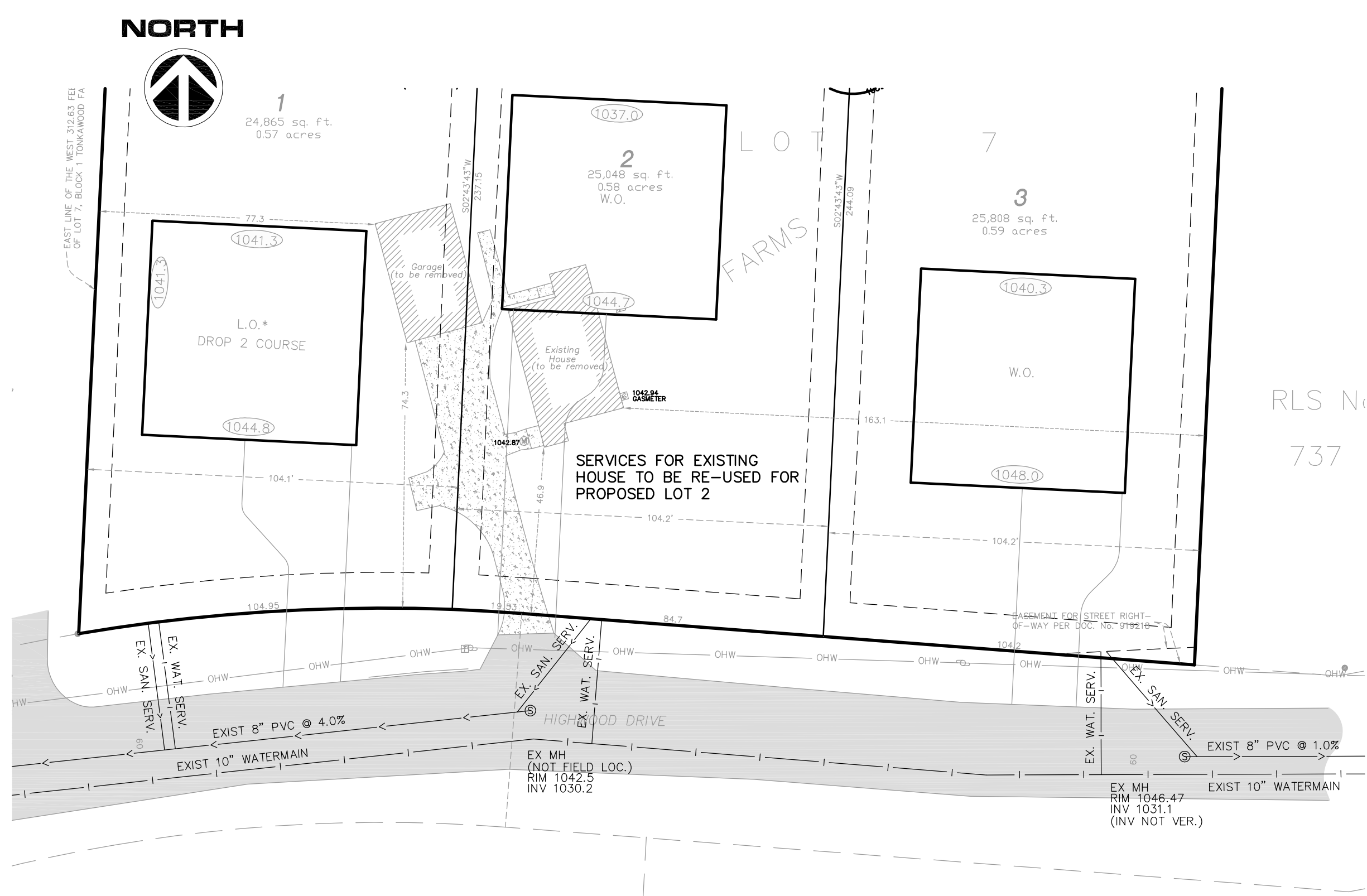
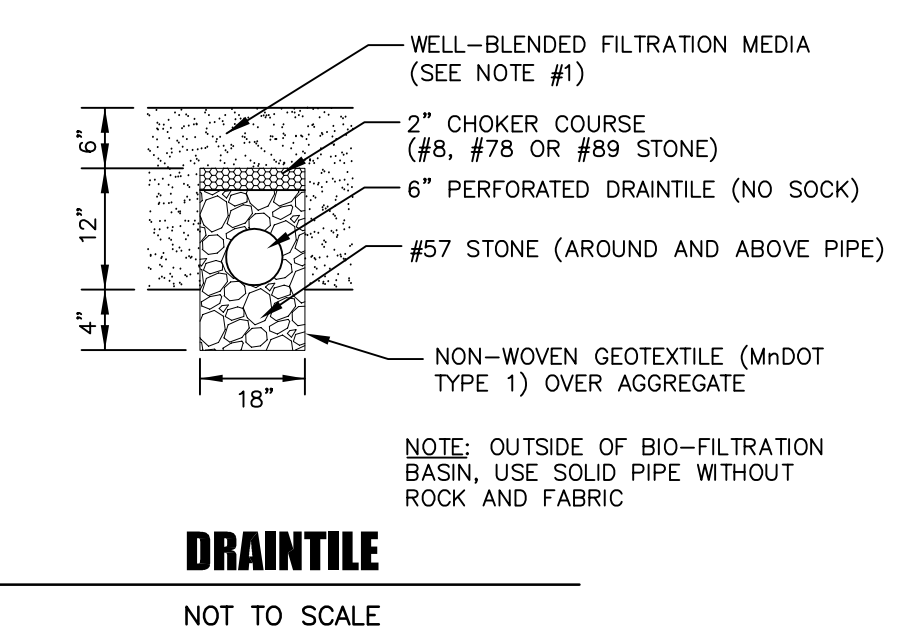
1. WELL-BLENDED FILTRATION MEDIA TO BE COMPRISED OF (BY VOLUME):
70-85% CLEAN CONSTRUCTION SAND (AASHTO M-6 OR ASTM C-33, GRAIN SIZE 0.02"-0.04")
15-30% ORGANIC LEAF COMPOST: MnDOT GRADE 2 COMPOST
2. NO MINING OF SANDY SOILS ALLOWED IN BASIN.
3. FINAL GRADE ONLY UPON STABILIZATION OF UPSTREAM AREAS.
4. BASIN TO REMAIN UNLINED.
5. PROTECT BASIN FROM RUN-OFF DURING LOT CONSTRUCTION ACTIVITIES. EXCAVATE BASIN TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS.
6. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES.)



BASIN #2 - BIO-FILTRATION BASIN
N.T.S.



DRAIN TILE CLEAN-OUT
NOT TO SCALE



SEWER AND WATER SERVICES
APPROXIMATE - NOT FIELD LOCATED
SCALE = 1:30

DRAWN BY: A.G. DESIGN BY: A.G.
 CHKCD BY: C.W.P. PROJ. NO. 15-1534
 ORIGINAL DATE: DECEMBER 9, 2016

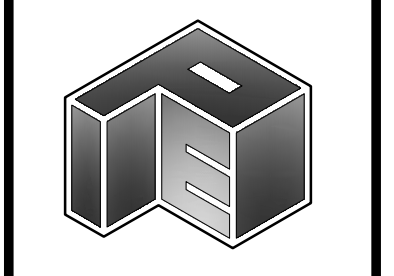
DATE	REVISION DESCRIPTION

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

PRELIMINARY
 ADAM GINKEL
 DATE: 12.09.2016 LIC. NO. 43963

MINNETONKA LOT SPLIT
 MINNETONKA, MN
 DETAILS

PREPARED FOR:
R & R CONSTRUCTION



PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

PHONE: (651) 361-8210
 FAX: (651) 361-8701

MINNETONKA LOT SPLIT

MINNETONKA, MINNESOTA

STORM WATER POLLUTION PREVENTION PLAN

SITE SPECIFIC INFORMATION

PROJECT NAME
MINNETONKA LOT SPLIT

PROJECT LOCATION
15014 HIGHWOOD DR
MINNETONKA, MINNESOTA 55345
LATITUDE: 44.9222
LONGITUDE: -93.4711

PROJECT OWNER
R & R CONSTRUCTION
ATTN: BOB REHBERG
612-272-8472

CONSTRUCTION ACTIVITY DESCRIPTION

THIS PROJECT INCLUDES THE SUBDIVISION OF AN EXISTING 1.74-ACRE RESIDENTIAL LOT INTO INTO 3 SINGLE-FAMILY RESIDENTIAL LOTS.

SITE IMPROVEMENTS WILL INCLUDE HOME/DRIVEWAY CONSTRUCTION AND STORM WATER MANAGEMENT IMPROVEMENTS.

THE EXISTING HOUSE AND OUT-BUILDINGS ARE TO BE REMOVED. THREE (3) SINGLE-FAMILY LOTS WITH DRIVEWAY ACCESS TO HIGHWOOD DRIVE ARE PROPOSED.

CITY STORM WATER MANAGEMENT REQUIREMENTS INCLUDE:
1. RATE CONTROL FOR 2-, 10- AND 100-YEAR STORMS
2. VOLUME CONTROL FOR THE 1-INCH STORM EVENT

TO ADDRESS STORM WATER MANAGEMENT, ONE (1) INFILTRATION BASIN AND ONE (1) BIO-FILTRATION BASIN ARE PROPOSED. (NOTE THAT INFILTRATION IS NOT PROPOSED IN BOTH LOCATIONS DUE TO THE PRESENCE OF TYPE D SOILS IN THE BIO-FILTRATION BASIN AREA.) THESE BASINS ARE IN THE REAR OF THE LOTS, OUTSIDE OF THE EXISTING TREE LINE, AND WILL COLLECT REAR ROOF AND REAR YARD RUN-OFF.

SITE AREAS	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
TOTAL SITE AREA		1.74 ACRES
TOTAL ESTIMATED IMPERVIOUS	0.09 ACRES	0.29 ACRES
TOTAL ESTIMATED PERVIOUS	1.65 ACRES	1.45 ACRES

TOTAL INCREASE IN IMPERVIOUS IS LESS THAN 1.0 ACRE; THEREFORE, NO PERMANENT STORM WATER MANAGEMENT FEATURES ARE REQUIRED (PER MPCA GENERAL STORMWATER PERMIT)

TOTAL DISTURBED AREA

1.20 ACRES

RECEIVING WATERS WITHIN ONE MILE

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
ON-SITE BASINS	FILTRATION	NO	NO

SITE MAP AND DESIGN CALCULATIONS

SEE STORM WATER DRAINAGE REPORT FOR QUANTIFICATION OF STORM WATER MANAGEMENT REQUIREMENTS AND DRAINAGE AREA MAPS.

SOILS, SLOPES, VEGETATION

SOIL TYPE(S): TWO SOIL BORINGS WERE COLLECTED BY HAUGO GEOTECHNICAL SERVICES (APRIL 9, 2015). ONE BORING INDICATED SILTY SAND (SM) AND POORLY GRADED SAND WITH SILT (SP-SM); THE OTHER SILTY LEAN CLAY (CL-ML) AND LEAN CLAY WITH SAND (CL).

SLOPES: PROPOSED SLOPES WILL BE GENERALLY MODERATE AND ARE NOT EXPECTED TO EXCEED 3:1.

VEGETATION: SITE IS MOSTLY OPEN LAND WITH SOME TREE COVERAGE. TREES WILL BE REMOVED AS NECESSARY FOR CONSTRUCTION. SEED AND MULCH AND/OR SOD IS PROPOSED TO RESTORE DISTURBED AREAS.

PERSON WHO PREPARED SWPPP ("DESIGNER")

ADAM GINKEL
6776 LAKE DRIVE
LINO LAKES MN 55014
(651) 361-8200

PERSON WHO WILL OVERSEE IMPLEMENTATION OF SWPPP ("CONTRACTOR")

TBD

PERSON(S) WHO WILL INSPECT ON-SITE ESC MEASURES ("INSPECTOR")

TBD

TRAINING DOCUMENTATION

DOCUMENTATION MUST ACCOMPANY THE SWPPP INDICATING THAT THE INDIVIDUALS IDENTIFIED IN PART III.F. HAVE BEEN TRAINED IN ACCORDANCE WITH THE REQUIREMENTS OF PART III.F. DOCUMENTATION SHALL INCLUDE:

- NAMES OF THE PERSONNEL ASSOCIATED WITH THIS PROJECT THAT ARE REQUIRED TO BE TRAINED PER PART III.F.1. OF THIS PERMIT.
- DATES OF TRAINING AND NAME OF INSTRUCTOR(S) AND ENTITY PROVIDING TRAINING.
- CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.

SITE SEQUENCING & ESC NOTES

PRIOR TO ANY LAND-DISTURBING ACTIVITY, THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLAN. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE. SILT FENCE SHALL REMAIN IN-PLACE UNTIL THE FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH PART IV.G.

THE CONTRACTOR SHALL PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS. AS EACH AREA IS COMPLETED, ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN SEVEN (7) DAYS.

THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY	
FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

* MOW A MINIMUM OF:
RESIDENTIAL TURF - ONCE PER 2 WEEKS
COMMERCIAL TURF - ONCE PER 4 WEEKS

** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

TEMPORARY OR PERMANENT MULCH MUST BE UNIFORMLY APPLIED BY MECHANICAL OR HYDRAULIC MEANS AND STABILIZED BY DISC-ANCHORING OR USE OF HYDRAULIC SOIL STABILIZERS.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS, AND THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS BEST MANAGEMENT PRACTICES FOR MINNESOTA."

THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.

THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.

THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF CONCENTRATED FLOW AND FOR ALL SLOPES 3:1 OR GREATER.

PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.

IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIOROLLS AND EROSION CONTROL BLANKET AS NEEDED.

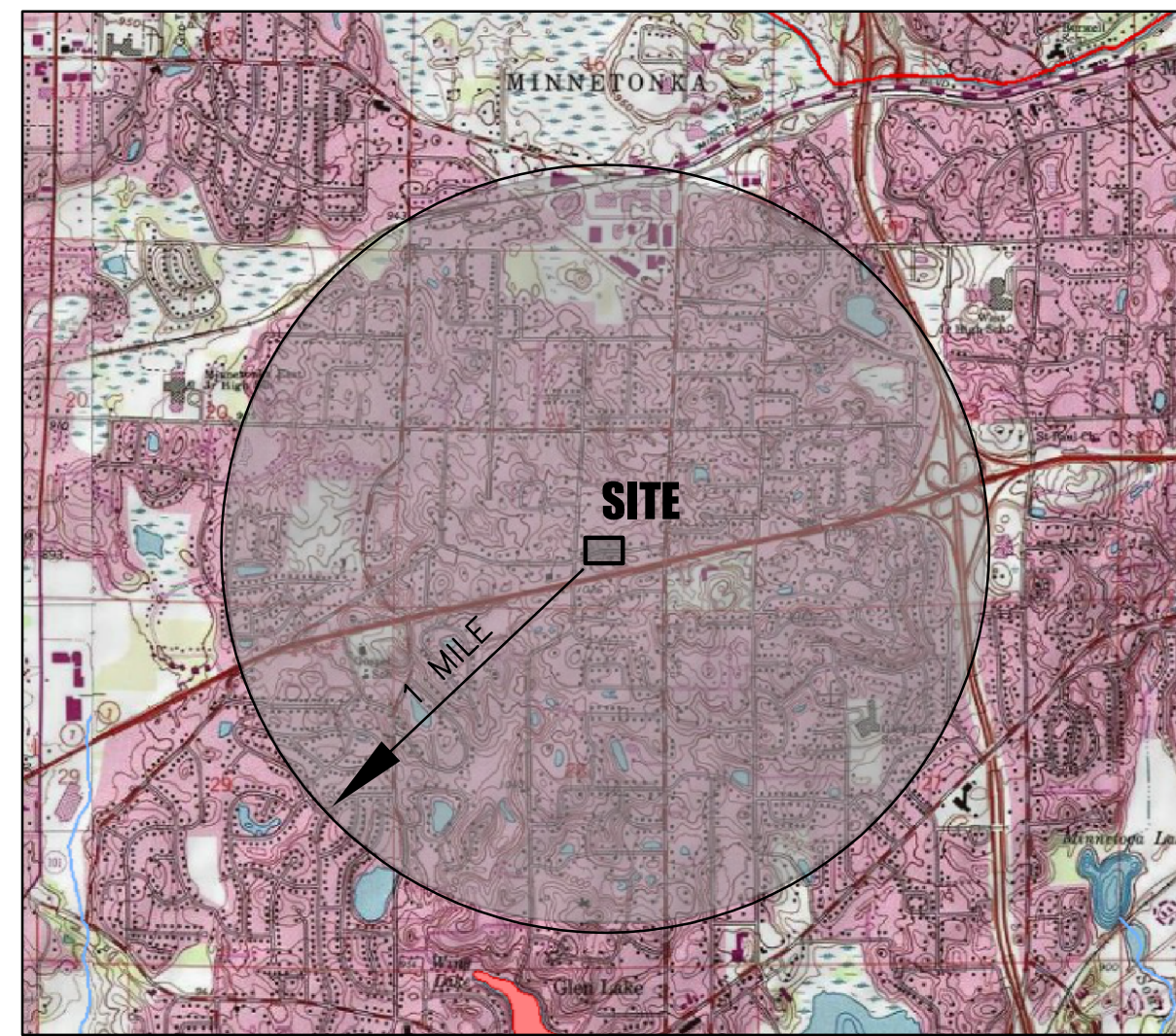
THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.

UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.

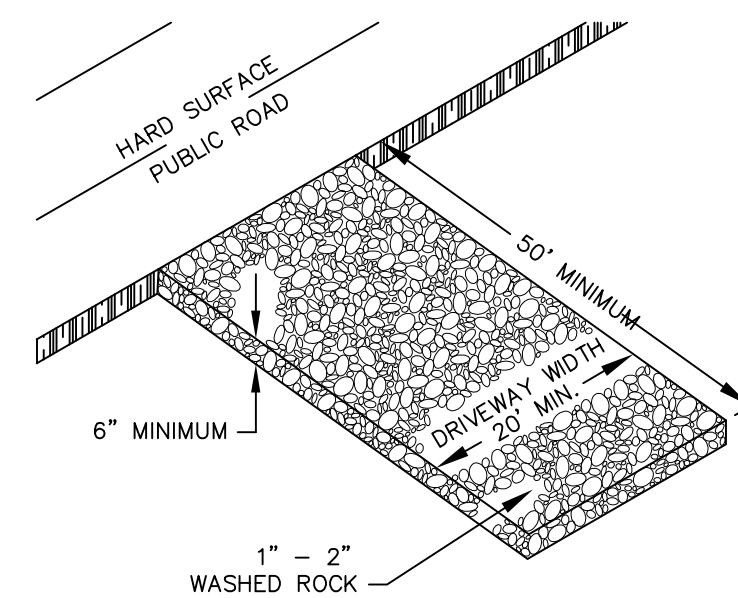
EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES AND SHALL NOT BE PLACED IN SURFACE WATERS.

ADJACENT STREETS SHALL BE KEPT CLEAN OF CONSTRUCTION MATERIALS, DIRT, AND OTHER UNDESIRABLE MATERIALS. WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO SWEEP/SCRAPE STREETS AS NECESSARY OR AS DIRECTED BY THE CITY.

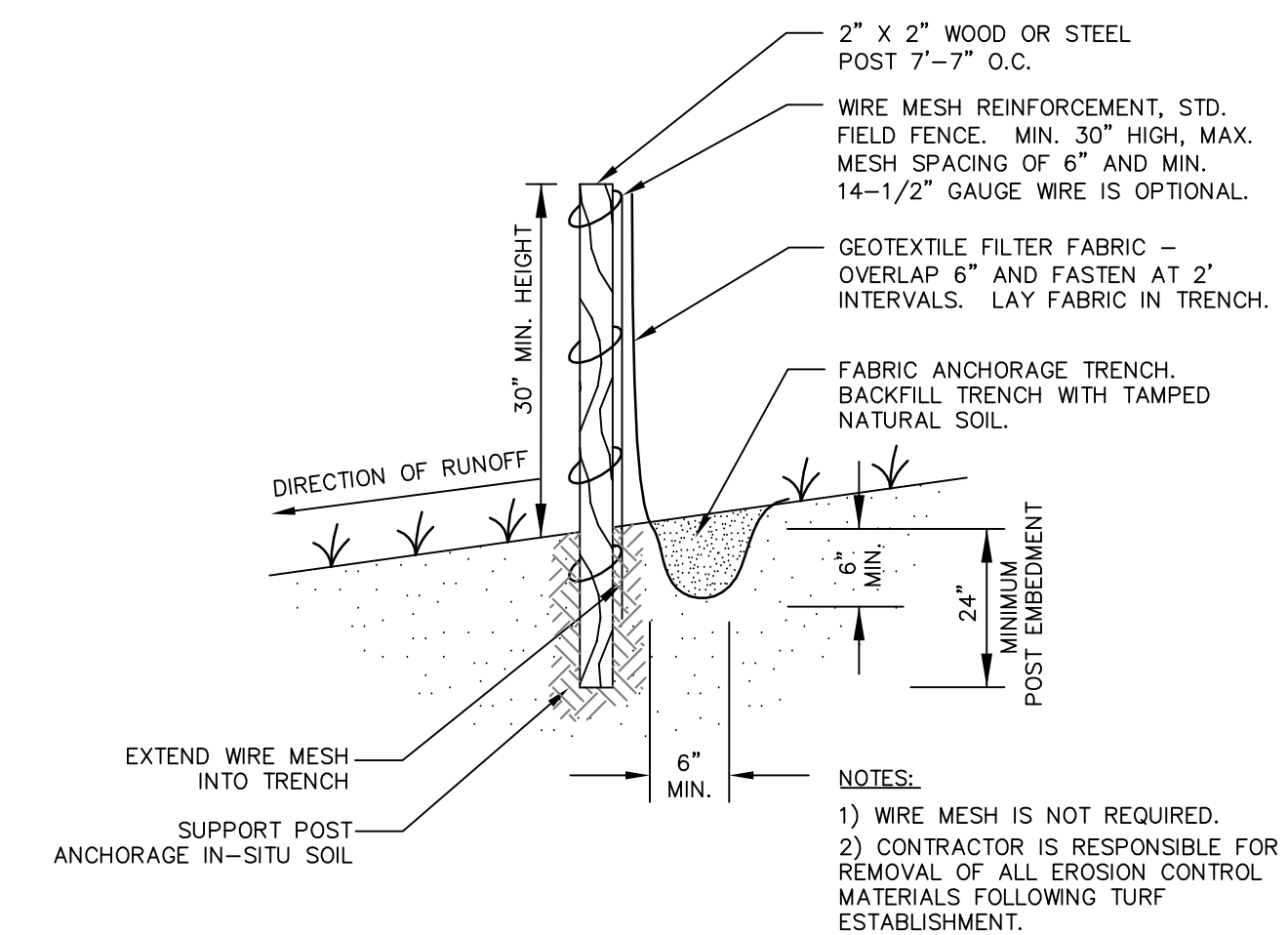
MAP OF SURFACE WATERS



NO SPECIAL OR IMPAIRED WATERS WITHIN 1 MILE OF PROJECT BOUNDARY.



ROCK CONSTRUCTION ENTRANCE
N.T.S.



SILT FENCE
N.T.S.

DRAWN BY: C.M.
DESIGN BY: A.G.
CHKCD BY: C.W.P.
PROJ. NO. 15-1534
ORIGINAL DATE: DECEMBER 9, 2016

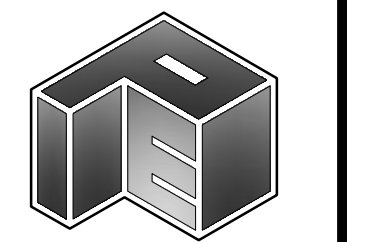
REVISION DESCRIPTION

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

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