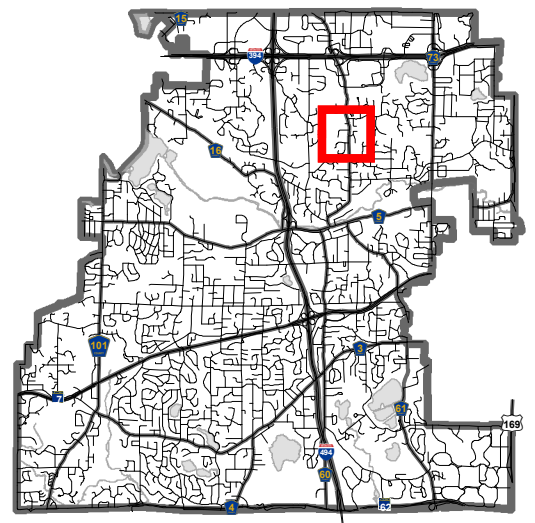




### Location Map

Project: Woodhaven at Minnetonka  
Address: 2424 & 2440 Plymouth Rd





## AIRBORNE WOODHAVEN, LLC

13605 1<sup>st</sup> Avenue N., Suite 100 • Plymouth, MN 55441 • Tel: 612.889.4787 • Fax: 763.412.4090 • [www.ae-mn.com](http://www.ae-mn.com)

Development Name: Woodhaven of Minnetonka  
Location: 2424 & 2440 Plymouth Rd. Minnetonka, MN  
Developed By: Airborne Woodhaven, LLC  
Roger Anderson  
612-889-4787

### Development Narrative

**History:** Two (2), adjacent, homesteaded homes with parcels which total about 5.0 acres. Zoned and Guided Low Density, Single Family Residential. Both homes currently access Plymouth Rd. Quite wooded with one (1) wetland on the northerly side.

**Previous Meetings:** Three (3) public meetings were held to obtain the input of the Neighborhood, the Planning Commission and the City Council. A concept plan of ten (10) lots was proposed at each meeting. The feedback from all three (3) meetings focused on storm water management, preservation of the wetland and tree retention. As a result of this input, the Engineering Plans and Application were carefully prepared to address all details.

**Application:** In response to the public meetings, the developer, Airborne Construction One LLC, decided to pursue a platting of the entire site into nine (9) single family, custom homesites pursuant to the R-1A Zoning Ordinance. Average lot size = about 20,300 square feet per lot. Per the plans, a public road and full size cul de sac are shown. As noted below, the “island” entrance will be maintained by the HOA. Both existing homes will be demolished and both, existing, curb cuts to Plymouth Rd. will be eliminated, which served 2424 and 2440.

**Homeowners Association:** Airborne wishes to create a HOA to do the maintenance of the grass and driveways (snow removal). The HOA will also be responsible to maintain the flower garden, shrubs, etc. at the “island” entry. Lastly, the HOA will retain a civil engineering company to do an annual inspection of the on-site, stormwater management. Any corrective measures required from the inspection will be the responsibility of the HOA.

**Custom Design and Build:** Each home will be custom designed and built. The developer will record a Declaration of Covenants so that each home design will meet certain size and quality restrictions to assure a quality standard consistent with upper bracket homes as well as to adhere to the R1-A requirements.

# Woodhaven at Minnetonka

2424 & 2440 Plymouth Rd, Minnetonka, MN 55305

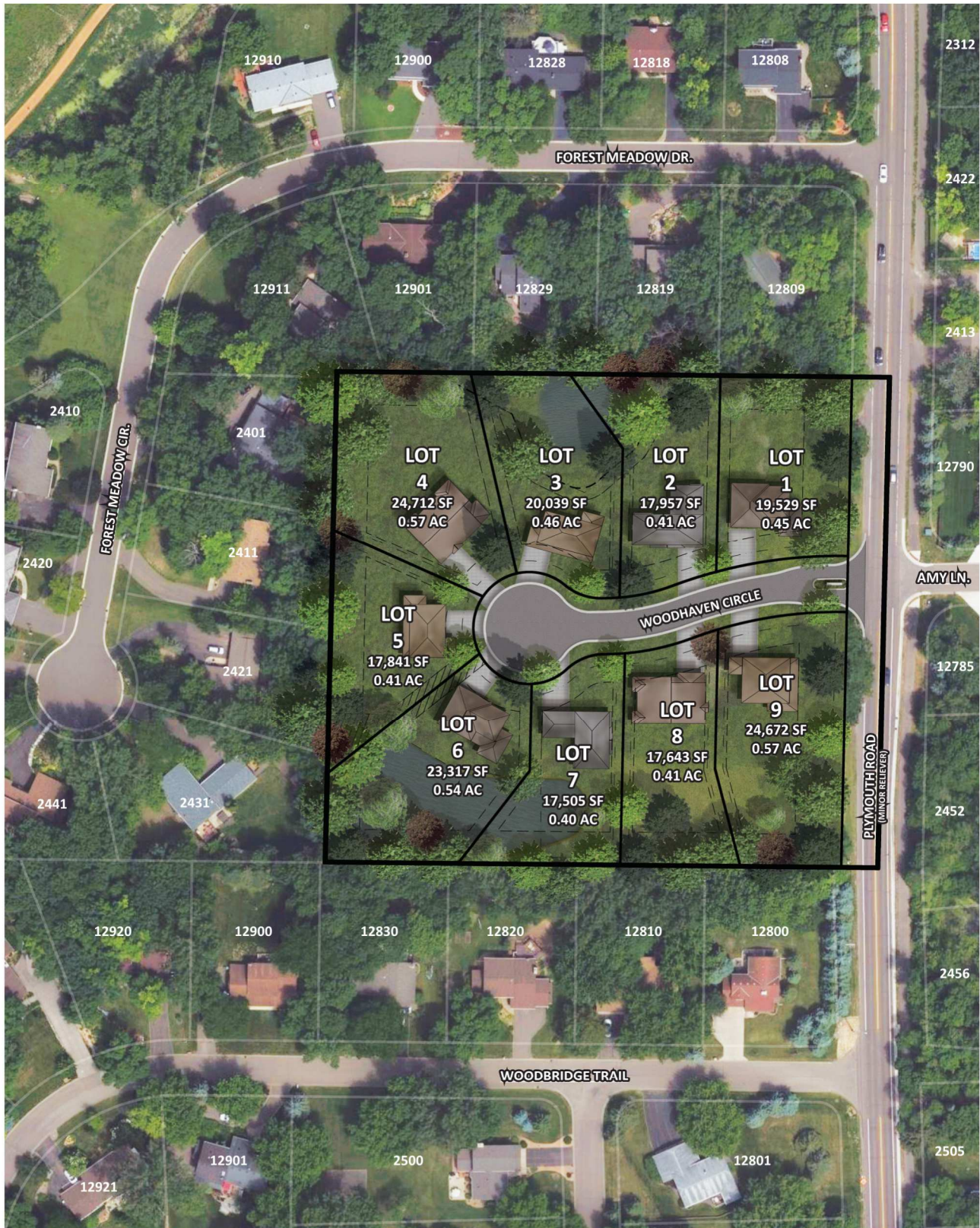


EXHIBIT DATED: 10-07-2021

DEVELOPED BY:  
**AIRBORNE WOODHAVEN LLC**  
**ROGER ANDERSON**  
612-889-4787

# ANDERSON

13605 1st Ave. N. #100 Plymouth, MN 55441  
P 763.412.4000 | F 763.412.4090 | [ae-mn.com](http://ae-mn.com)

# WOODHAVEN AT MINNETONKA

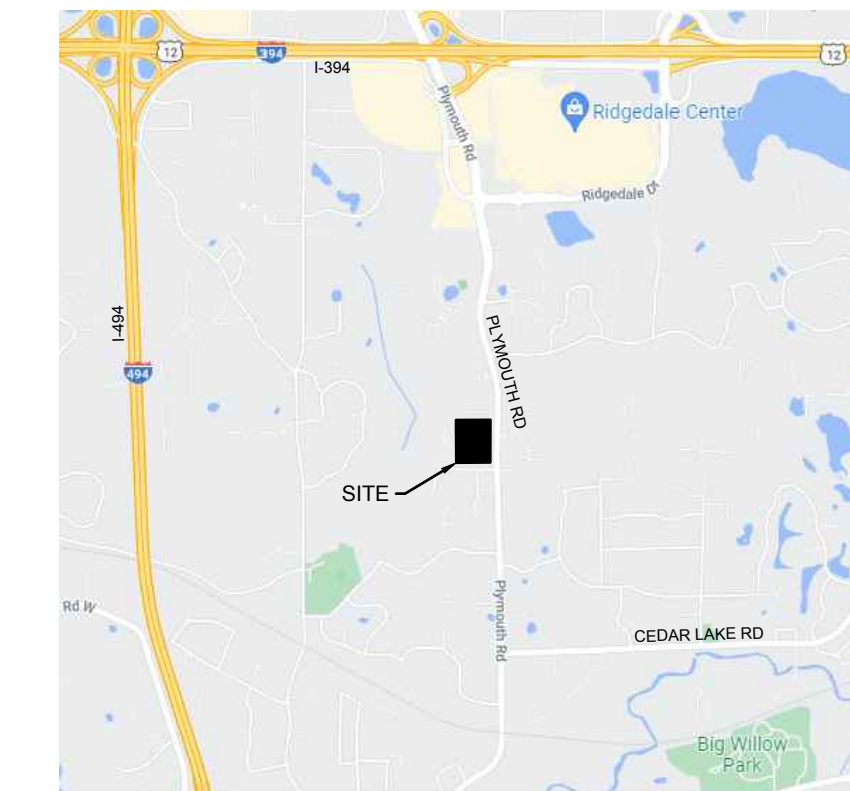
## MINNETONKA, MN



13605 1st Avenue N. #100  
 Plymouth, MN 55441 | ae-mn.com  
 P 763.412.4000 | F 763.412.4090  
 Anderson Engineering of Minnesota, LLC

### LOCATION MAP

N.T.S.



### WOODHAVEN AT MINNETONKA

2424-2440 PLYMOUTH RD  
 MINNETONKA, MN 55305

AIRBORNE WOODHAVEN, LLC  
 13605 1ST AVE N #100  
 PLYMOUTH, MN 55441

### INDEX

SHEET	DESCRIPTION
C1	COVER SHEET
C2	EXISTING CONDITIONS SURVEY
C3	PRELIMINARY PLAT
C4	DEMOLITION & TREE REMOVAL PLAN
C5	GRADING & DRAINAGE PLAN
C6	UTILITY PLAN
C7	STREET PLAN & PROFILE
C8	SANITARY & STORM PROFILES
C9	EROSION & SEDIMENT CONTROL PLAN
C10	SWPPP - PG 1
C11	SWPPP - PG 2
C12	SITE DETAILS
L1	TREE PRESERVATION PLAN
L2	TREE PRESERVATION NOTES
L3	PLANTING PLAN
L4	PLANTING NOTES & DETAILS

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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 10/08/2021 LICENSE NO. 57224

#### REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

#### CITY SUBMITTAL

10/08/2021

DESIGNED: BJF	DRAWN: JPD	CHECKED BY: BJF
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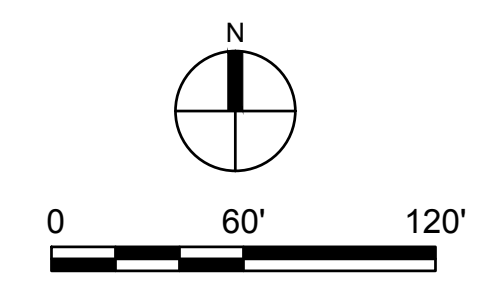
#### DRAWING TITLE

COVER SHEET

#### DRAWING NO.

C1

PLOTTED: ---	COMM. NO. 16523
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Oct 08, 2021 - 11:07am jDobias  
 Xref Filename: \\16523\_s\_base\_civil\16523 Title Block  
 Y:\16500\16523 - AIRBORNE - PLYMOUTH RD PROPERTY - MINNETONKA MN\07 Civil\01 CAD files\01 SHEETS\16523\_C\_COVER.dwg

# EXISTING CONDITIONS SURVEY

SURVEY FOR: **AIRBORNE CONSTRUCTION ONE LLC.**

PROPERTY ADDRESS:

2424 Plymouth Road and 2440 Plymouth Road, Minnetonka, Minnesota.

LEGAL DESCRIPTION:

The North 160 feet of the East 305 feet of the South 440 feet of the East 495 feet of the Southeast Quarter of the Northeast Quarter of Section 10, Township 117, Range 22, Hennepin County, Minnesota. (2424 Plymouth Road, Commitment No. 58624)

AND

The South 440 feet of the East 495 feet of the Southeast Quarter of the Northeast Quarter of Section 10, Township 117, Range 22, Hennepin County, Minnesota. (2440 Plymouth Road, Commitment No. 58625)

Both Torrens Property.

CERTIFICATION:

I hereby certify that this survey 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.

Dated: August 11, 2021

Anderson Engineering of Minnesota, LLC

by:

David Anderson  
Minnesota License No. 43501

NOTES:

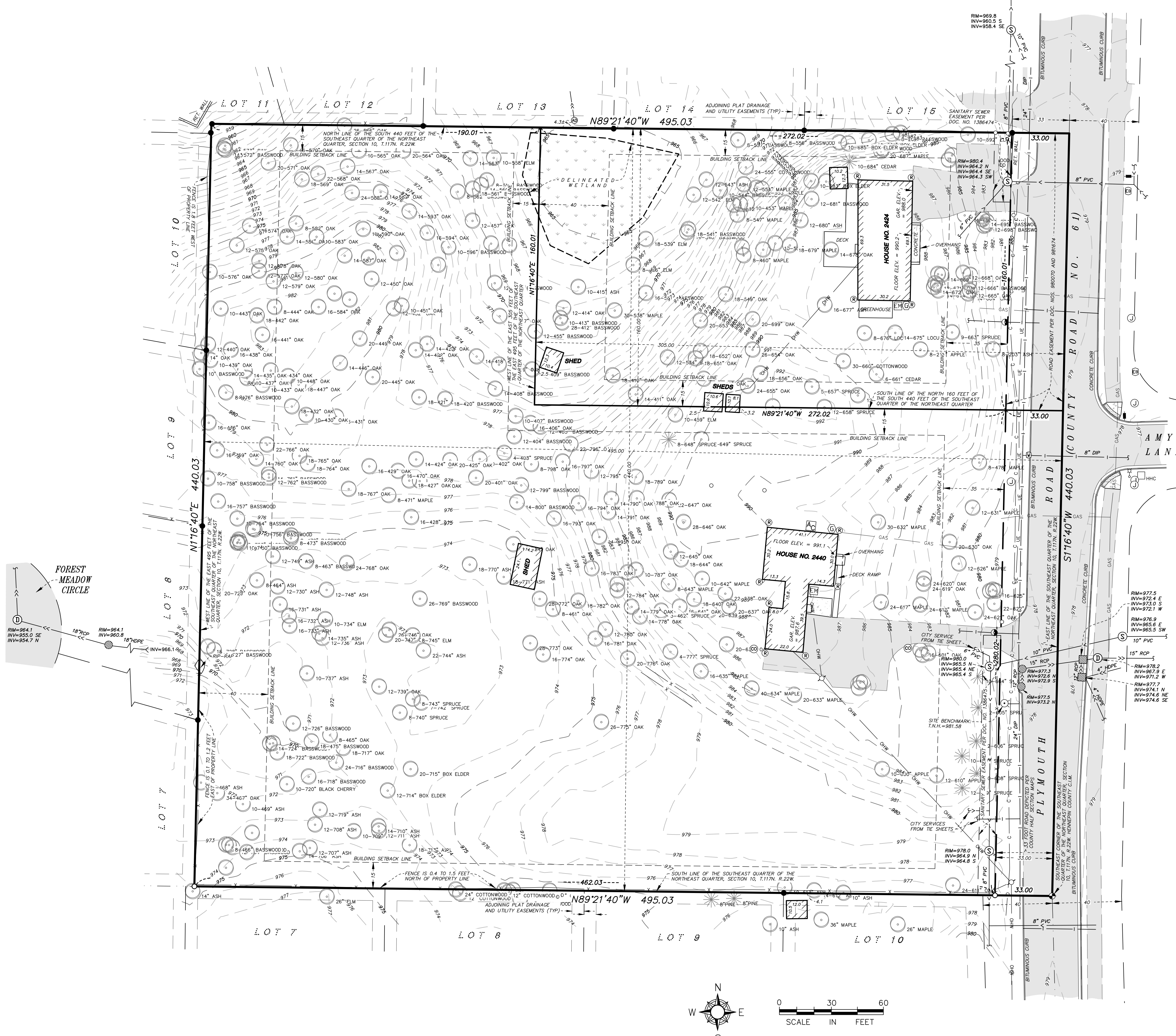
- The horizontal datum and bearings are based on the Hennepin County Coordinate System NAD83 (2011).
- The vertical datum is NAVD 88. The site bench mark is the top nut of the hydrant located on the west side of Plymouth Road and approximately 150 feet south of its te intersection with Amy Lane (depicted hereon). Elevation = 981.58 feet.
- The area of the property addressed 2424 Plymouth Road is 48,803 square feet or 1.1204 acres. The area of said property less the road easement is 43523 square feet or 0.9992 acres.
- The area of the property addressed 2440 Plymouth Road is 169,010 square feet or 3.8799 acres. The area of said property less the road area is 159,769 square feet or 3.6678 acres.
- The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket numbers 211651304 and 211651305. Exclusive of excavation, there is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
- The legal description and easement information were provided by Chicago Title Insurance Company, Commitment for Title Insurance, Commitment Nos. 58624 and 58625, issued by its agent, Commercial Partners Title and dated May 10, 2021.
- According to the City of Minnetonka, the subject property is zoned R-1 and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

### BUILDING SETBACKS

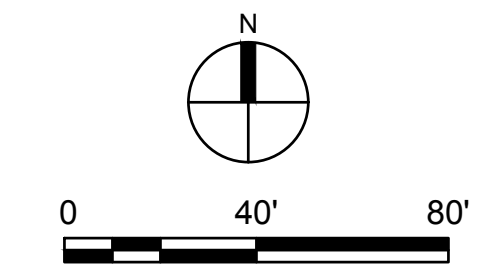
- Front = 35 feet
- Rear = 20% of lot depth or 40 feet, whichever is less.
- Side = Aggregate of 30 feet. Minimum of 10 feet on one side.

### LEGEND

- |  |                                      |  |                                  |
|--|--------------------------------------|--|----------------------------------|
|  | AIR CONDITIONER                      |  | COMMUNICATION                    |
|  | AREA DRAIN                           |  | FENCE                            |
|  | CATCH BASIN                          |  | FIBER OPTICS                     |
|  | CLEAN OUT                            |  | GAS MAIN                         |
|  | COMMUNICATION JUNCTION BOX           |  | OVERHEAD WIRES                   |
|  | CULVERT                              |  | SANITARY SEWER                   |
|  | ELECTRIC BOX                         |  | STORM SEWER                      |
|  | ELECTRIC METER                       |  | UNDERGROUND ELECTRIC             |
|  | GAS METER                            |  | WATER MAIN                       |
|  | GAS VALVE                            |  | BITUMINOUS SURFACE               |
|  | POST                                 |  | CONCRETE SURFACE                 |
|  | HANDHOLE COMMUNICATIONS              |  | TRUNCATED DOMES                  |
|  | HYDRANT                              |  | WETLAND                          |
|  | LIGHT POLE                           |  | DEPRESSION CONTOUR               |
|  | POWER POLE                           |  | WALL                             |
|  | POWER POLE ANCHOR                    |  | CONIFEROUS TREE                  |
|  | ROOF DRAIN                           |  | DECIDUOUS TREE                   |
|  | SANITARY MANHOLE                     |  | STOP BOX                         |
|  | SIGN                                 |  | WATER VALVE                      |
|  | STORM MANHOLE                        |  | FOUND IRON MONUMENT              |
|  | STOP BOX                             |  | SET MONUMENT WITH L.S. NO. 43501 |
|  | WATER VALVE                          |  | HENNEPIN CO. CAST IRON MONUMENT  |
|  | FOUND IRON MONUMENT                  |  |                                  |
|  | HENNEPIN CO. CAST IRON MONUMENT      |  |                                  |
|  | DUCTILE IRON PIPE                    |  |                                  |
|  | HDPPE HIGH-DENSITY POLYETHYLENE PIPE |  |                                  |
|  | PVC POLYVINYL CHLORIDE PIPE          |  |                                  |
|  | RCP REINFORCED CONCRETE PIPE         |  |                                  |



# PRELIMINARY PLAT OF: WOODHAVEN AT MINNETONKA



13605 1st Avenue N. #100  
Plymouth, MN 55441 | [ae-mn.com](http://ae-mn.com)  
P 763.412.4000 | F 763.412.4090  
Anderson Engineering of Minnesota, LLC

## WOODHAVEN AT MINNETONKA

2424-2440 PLYMOUTH RD  
MINNETONKA, MN 55305

AIRBORNE WOODHAVEN, LLC  
13605 1ST AVE N #100  
PLYMOUTH, MN 55441

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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 10/08/2021 LICENSE NO. 57224

### REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

### CITY SUBMITTAL

10/08/2021

DESIGNED:	DRAWN:	CHECKED BY:
BJF	JPD	BJF

### DRAWING TITLE

PRELIMINARY PLAT

### DRAWING NO.

C3

PLOTTED:	COMM. NO.
---	16523

### LEGEND

	PROPERTY LIMITS
	ADJACENT PROPERTY
	BUILDING SETBACKS
	EXISTING DRAINAGE AND UTILITY EASEMENT
	PROPOSED DRAINAGE AND UTILITY EASEMENT
	WETLAND BUFFER LINE
	WETLAND BUFFER
	MAINTENANCE ACCESS EASEMENT

### SITE DATA

#### EXISTING

LEGAL DESCRIPTION:  
SEE EXISTING CONDITIONS SURVEY  
ZONING: R-1, LOW DENSITY RESIDENTIAL  
GUIDED LAND-USE (COMP. PLAN): R-1, LOW DENSITY RESIDENTIAL  
EXISTING PARCEL AREAS:  
PARCEL A (PID #1011722140001): 48,803 SF (1.1204 AC)  
PARCEL B (PID #1011722140002): 169,010 SF (3.8799 AC)  
TOTAL: 217,813 SF (5.0003 AC)  
WETLAND AREA WITHIN PARCEL A: 4,410 SF (0.10 AC)

WETLAND SETBACKS	CITY OF MINNETONKA	MCWD	DESIGN
STRUCTURE:	35 FEET	---	35 FEET
DECK:	<120 SF; 25 FEET	---	<120 SF; 25 FEET
BUFFER (MIN.)	16.5 FEET	24 FEET	24 FEET
BUFFER (AVE.)	---	30 FEET	30 FEET

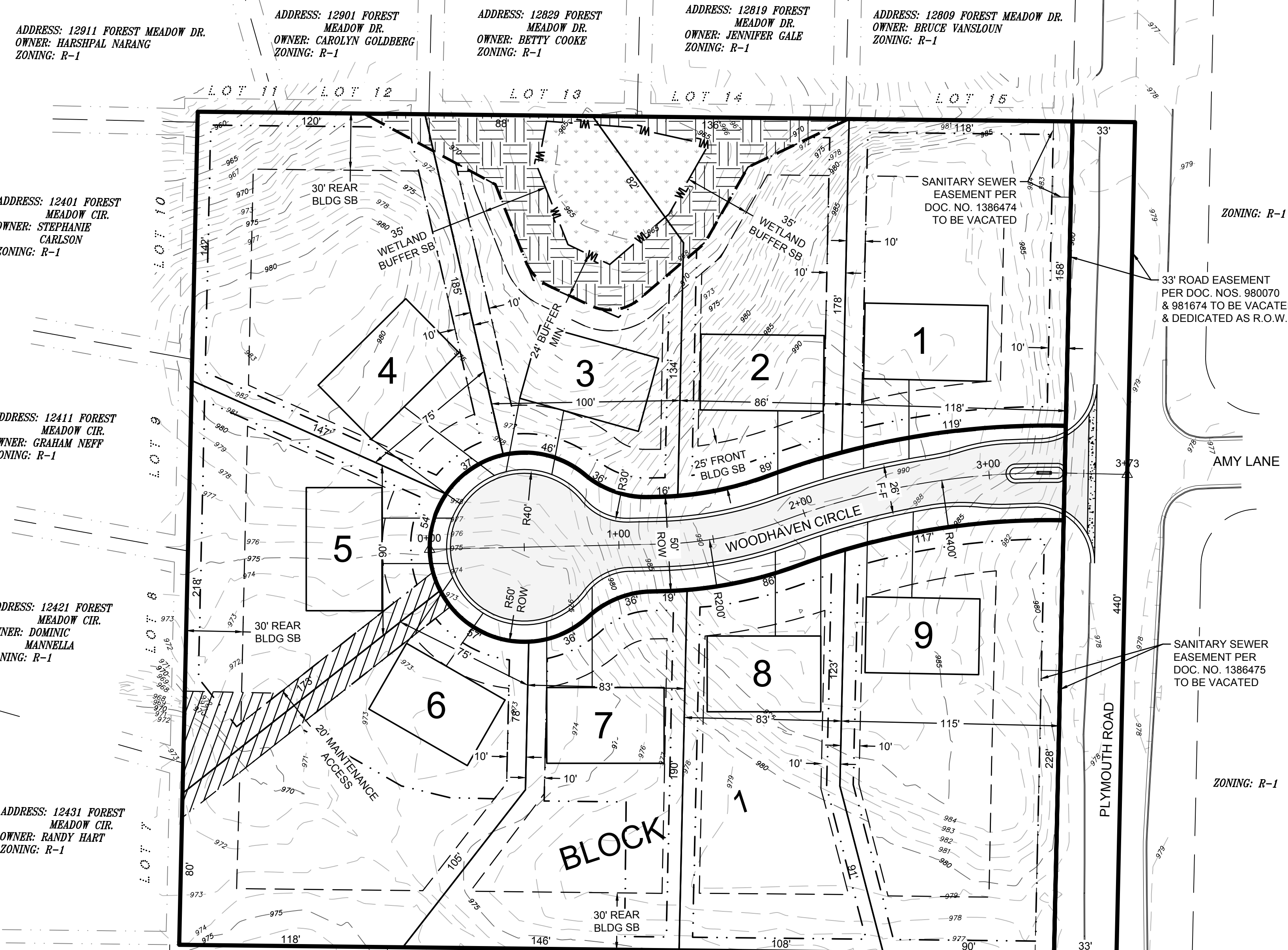
#### PROPOSED

ZONING: R-1A, LOW DENSITY RESIDENTIAL  
MAX. DENSITY: 3 UPA  
GROSS DENSITY: 9 UNITS / 5.00 AC = 1.8 UNITS PER ACRE  
NET DENSITY (LESS WETLAND/R.O.W.): 9 UNITS / 4.90 AC = 1.84 UNITS PER ACRE

LOT SIZE	PROPOSED R-1A	R-1
WIDTH (AT FRONT SETBACK):	75 FEET MIN.	110 FEET
FRONTAGE (AT R.O.W.):	45 FEET MIN.	65 FEET
DEPTH:	125 FEET MIN.	125 FEET
BUILDABLE AREA:	2,400 SF MIN.	3,500 SF
LOT AREA:	15,000 SF MIN.	22,000 SF
IMPERVIOUS SURFACE:	50% MAX.	---
F.A.R. (>17,500 SF LOT AREA):	0.22 MAX.	---

LOT SETBACK	PROPOSED R-1A	R-1
FRONT:	25 FEET MIN.	35 FEET
FRONT (PLYMOUTH RD):	35 FEET MIN.	50 FEET
SIDE:	10 FEET MIN.	10 FEET
REAR:	30 FEET MIN.	40 FEET
WETLAND:	35 FEET MIN.	35 - 60 FEET

R-1A: 9 LOTS			
PARCEL	AREA (ACRES)	AREA (SF)	MAX F.A.R.
LOT 1	0.45	19529	4296
LOT 2	0.41	17957	3950
LOT 3	0.46	20039	4408
LOT 4	0.57	24712	5436
LOT 5	0.41	17841	3925
LOT 6	0.54	23317	5129
LOT 7	0.40	17505	3851
LOT 8	0.41	17643	3881
LOT 9	0.57	24672	5427
NEW ROAD ROW	0.46	20076	---
PLYMOUTH RD ROW	0.33	14522	---
TOTAL	5.00	217813	---
TOTAL LOT AREA	4.22	183215	---
AVG. LOT AREA	0.47	20357	---



ADDRESS: 12911 FOREST MEADOW DR.  
OWNER: HARSHPAL NARANG  
ZONING: R-1

ADDRESS: 12901 FOREST MEADOW DR.  
OWNER: CAROLYN GOLDBERG  
ZONING: R-1

ADDRESS: 12829 FOREST MEADOW DR.  
OWNER: BETTY COOKE  
ZONING: R-1

ADDRESS: 12919 FOREST MEADOW DR.  
OWNER: JENNIFER GALE  
ZONING: R-1

ADDRESS: 12809 FOREST MEADOW DR.  
OWNER: BRUCE VANSLOUN  
ZONING: R-1

ADDRESS: 12401 FOREST MEADOW CIR.  
OWNER: STEPHANIE CARLSON  
ZONING: R-1

ADDRESS: 12411 FOREST MEADOW CIR.  
OWNER: GRAHAM NEFF  
ZONING: R-1

ADDRESS: 12421 FOREST MEADOW CIR.  
OWNER: DOMINIC MANNELLA  
ZONING: R-1

ADDRESS: 12431 FOREST MEADOW CIR.  
OWNER: RANDY HART  
ZONING: R-1

ADDRESS: 12900 WOODBRIDGE TR.  
OWNER: BRADLEY KAPLAN  
ZONING: R-1

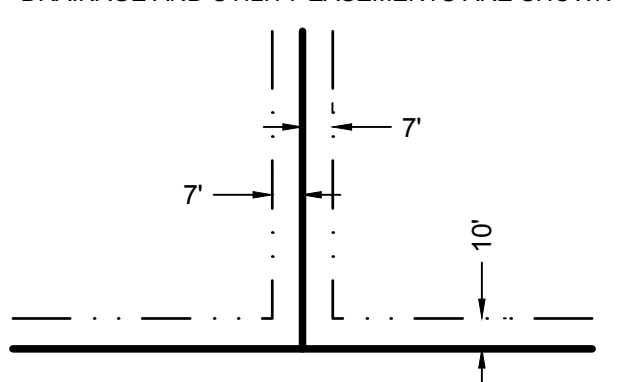
ADDRESS: 12830 WOODBRIDGE TR.  
OWNER: SUSAN BIENIEK  
ZONING: R-1

ADDRESS: 12820 WOODBRIDGE TR.  
OWNER: PAMELA KAPLAN  
ZONING: R-1

ADDRESS: 12810 WOODBRIDGE TR.  
OWNER: DON DOUGHERTY  
ZONING: R-1

ADDRESS: 12800 WOODBRIDGE TR.  
OWNER: MARTIN FARRELL  
ZONING: R-1

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



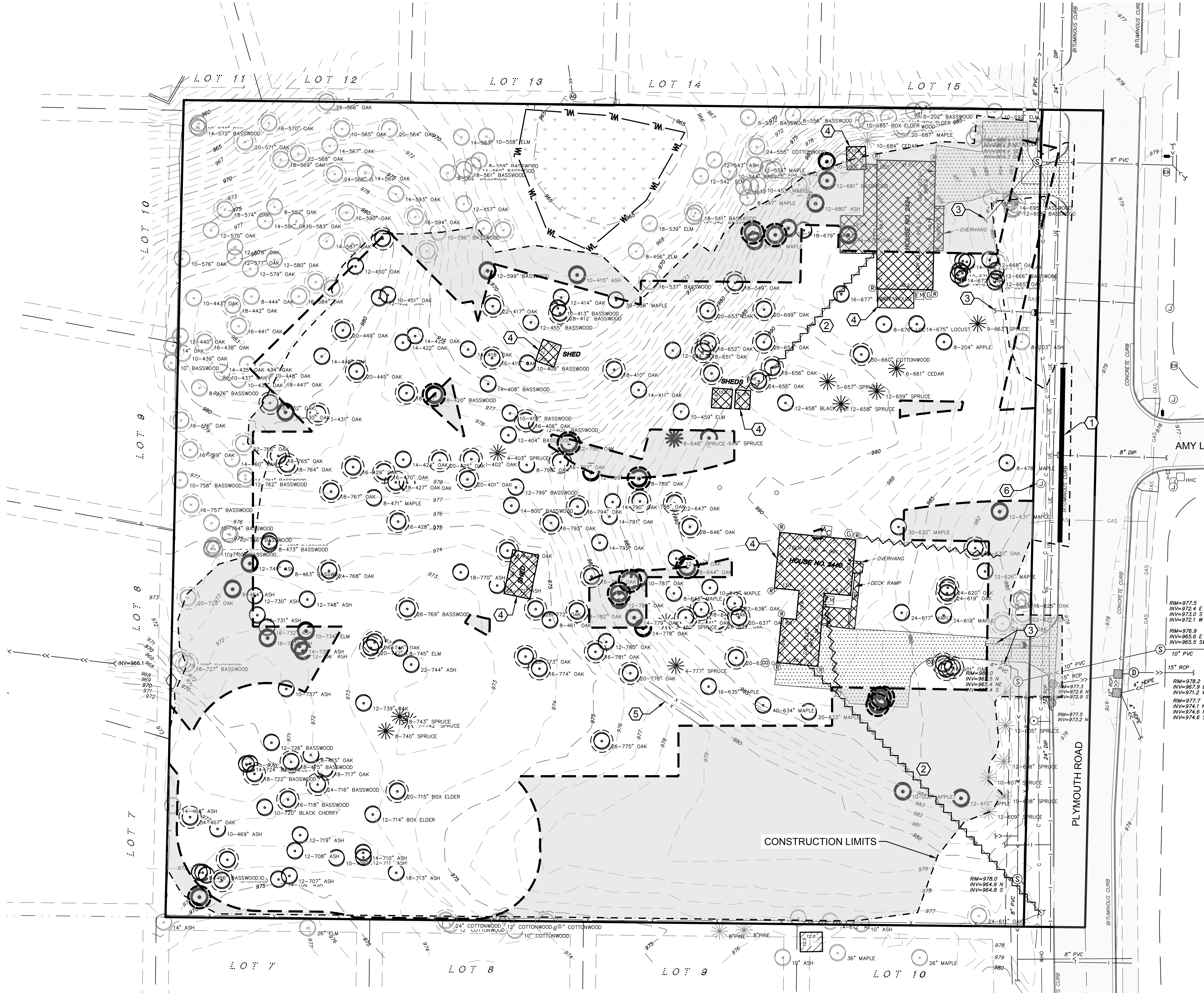
BEING 14' IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10' IN WIDTH UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT.

### 1 DRAINAGE & UTILITY EASEMENTS

NTS

Oct 08, 2021 11:08am J:\16500\16523 - AIRBORNE - PLYMOUTH RD PROPERTY - MINNETONKA MN\07 Civil\01 CAD files\01 SHEETS\16523\_C\_PLAT.dwg Xref Filename: 16523\_s\_base\_civil 16523 Title Block

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 Xref Filename: \16523\_s\_base\_civil\16523\_title\_block



**LEGEND**

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FENCE
- EXISTING GAS MAIN
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING HYDRANT AND GV
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER INLET
- REMOVE EXISTING UTILITY LINE
- REMOVE EXISTING BUILDING STRUCTURE
- REMOVE EXISTING PAVEMENT
- REMOVE EXISTING CONCRETE C&G
- EXEMPT LIMITS (BASIC TREE REMOVAL AREA)
- HIGH PRIORITY TREE
- EXISTING TREE TO REMAIN
- EXEMPT DEMO TREE
- NON-EXEMPT DEMO TREE
- NON-EXEMPT TREE REMOVAL DEMO AREA

**KEY NOTES**

- 1 REMOVE EXISTING CONCRETE CURB & GUTTER
- 2 REMOVE EXISTING OVERHEAD POWER
- 3 REMOVE EXISTING SERVICES FOR ADDRESS 2424 & 2440 PER CITY STANDARDS
- 4 REMOVE EXISTING HOUSE, FOUNDATIONS, AND AMENITIES IN ITS ENTIRETY.
- 5 REMOVE EXISTING FENCE
- 6 CONTRACTOR TO COORDINATE W/ UTILITY OWNER TO REMOVE & RELOCATE EX. ELECTRICAL MH.

**CONTRACTOR NOTES**

1. UTILITIES SHOWN HERE ON IS FOR INFORMATIONAL USE ONLY AND IS NOT GUARANTEED IN ITS ACCURACY. VERIFY ALL TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY ALL DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR SHALL HIRE PRIVATE UTILITY LOCATOR AS NECESSARY TO VERIFY UNDERGROUND UTILITIES. UTILITIES SHOWN ON PLANS MAY VARY FROM EXISTING CONDITIONS, AND CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITY LINES SHOWN, NOT SHOWN, OR SHOWN INCORRECTLY.

**ANDERSON**  
 13605 1st Avenue N. #100  
 Plymouth, MN 55441 | ae-mn.com  
 P 763.412.4000 | F 763.412.4090  
 Anderson Engineering of Minnesota, LLC

**WOODHAVEN AT MINNETONKA**

2424-2440 PLYMOUTH RD  
 MINNETONKA, MN 55305

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PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**

DATE: 10/08/2021 LICENSE NO. 57224

**REVISION LOG**

NO.	DATE	DESCRIPTION OF REVISIONS

**CITY SUBMITTAL**  
 10/08/2021

DESIGNED: BJF	DRAWN: JPD	CHECKED BY: BJF
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**DRAWING TITLE**

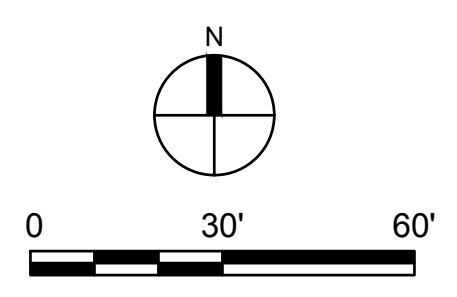
**DEMOLITION & TREE REMOVAL PLAN**

**DRAWING NO.**

**C4**

PLOTTED: ---	COMM. NO. 16523
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 Xref Filename: \16523\_s\_base\_civil\16523 Title Block



**ANDERSON**  
 13605 1st Avenue N. #100  
 Plymouth, MN 55441 | ae-mn.com  
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 MINNETONKA, MN 55305

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**CITY SUBMITTAL**  
 10/08/2021

DESIGNED:	DRAWN:	CHECKED BY:
BJF	JPD	BJF

**DRAWING TITLE**  
 GRADING & DRAINAGE PLAN

DRAWING NO. **C5**  
 PLOTTED: --- COMM. NO. 16523

**LEGEND**

- PROPERTY LIMITS
- - - CONSTRUCTION LIMITS
- - - 966 EXISTING MINOR CONTOUR
- - - 965 EXISTING MAJOR CONTOUR
- - - 966 PROPOSED MINOR CONTOUR
- - - 965 PROPOSED MAJOR CONTOUR
- x 959.4 EXISTING SPOT ELEVATION
- ⇒ DRAINAGE ARROW
- PROPOSED CONCRETE C&G
- ⊕ B-1 SOIL BORING LOCATION
- ⊗ WETLAND BUFFER SIGN (6/C14)
- - - WL WETLAND LINE
- - - WETLAND BUFFER LINE

**SPOT ELEVATION KEY**

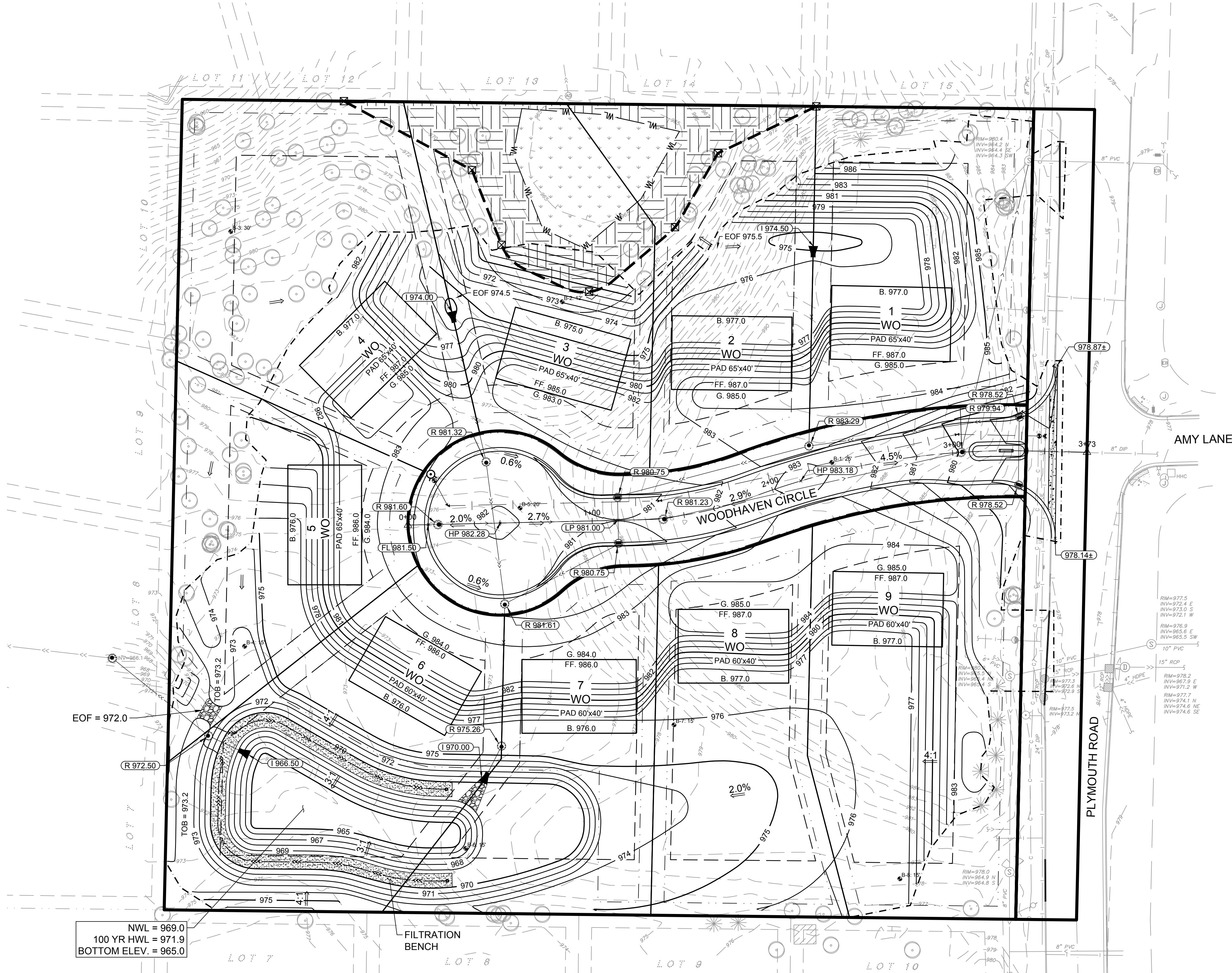
- FG FINISHED GRADE
- ± EXISTING GRADE
- FL GUTTER FLOW LINE
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- R. RIM ELEVATION
- I. INVERT ELEVATION
- TOB TOP OF BERM ELEVATION
- EOF EMERGENCY OVERTFLOW ELEVATION

**CONTRACTOR NOTES**

- THE TOTAL DISTURBED AREA IS EQUAL TO 3.72 ACRES. AN MPCA PERMIT IS REQUIRED.
- PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS PRECEDED BY LETTER DESIGNATION SHOWN ABOVE.
- TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. LOCATIONS OF UTILITIES SHOWN BASED ON SURVEY AND AS-BUILT INFORMATION AND MAY NOT REPRESENT ACTUAL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR UTILIZING UTILITY LOCATES PRIOR TO STARTING ANY WORK.

**TYPICAL HOUSE PAD**  
 NOT TO SCALE

- B 976.0 ← MIN. BASEMENT ELEV.
- 5 ← LOT NO.
- WO ← TYP. WALKOUT HOUSE TYPE
- FF 986.0 ← FIRST FLOOR ELEV.
- G 984.0 ← GARAGE ELEV.



NWL = 969.0  
 100 YR HWL = 971.9  
 BOTTOM ELEV. = 965.0

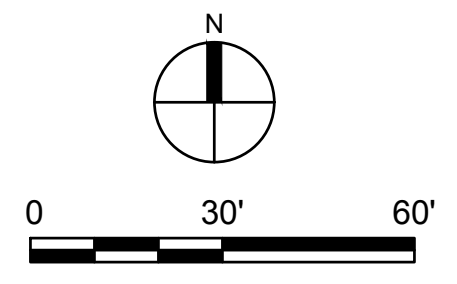
FILTRATION BENCH



**SERVICE UTILITY NOTES**

1. ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER UNLESS DIRECTED OTHERWISE (SEE GEOTECHNICAL REPORT ON SEPTEMBER 14, 2021 BY KILO ENGINEERING).
2. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF MINNETONKA ENGINEERING STANDARDS AND THE 2018 EDITION OF MNDOT SPECIFICATIONS, UNLESS DIRECTED OTHERWISE.
3. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE MUNICIPAL, WATERSHED DISTRICT, COUNTY, MPCA, DEPT. OF HEALTH, AND MNDOT PERMITS. VERIFY RECEIPT OF ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
4. EXISTING TOPOGRAPHIC AND UTILITY INFORMATION PROVIDED BY THE OWNER ON A SURVEY PREPARED BY ANDERSON ENGINEERING. BE ADVISED THAT THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND DEPTH OF ALL UNDERGROUND UTILITIES.
5. WATER LINES ARE REQUIRED TO BE INSTALLED AT 7.5 FEET MINIMUM DEPTH AND PROVIDE MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM STORM OR SANITARY SEWER. WATERMAIN TO BE

6. INSULATED PER C.E.A.M. SPECIFICATIONS, WHERE COVER DEPTHS CANNOT BE ACHIEVED. CONTRACTOR SHALL CONTACT THE ENGINEER IF THERE ARE AREAS WHERE MINIMUM COVER DEPTH CANNOT BE MET.
7. WATER SERVICE MATERIALS SHALL BE PVC C900. CONTRACTOR SHALL VERIFY EXISTING SERVICE SIZE AND MATERIALS PRIOR TO CONSTRUCTION. ALL INSTALLED PIPE WILL REQUIRE TESTING PER CITY AND STATE REQUIREMENTS. THIS WILL INCLUDE, AT A MINIMUM, CONDUCTIVITY AND PRESSURE TESTING, AS WELL AS TESTING FOR BACTERIA AND PROPER DISINFECTION. FOLLOW C.E.A.M. STANDARD SPECIFICATIONS UNLESS NOTED OTHERWISE. INSTALL TRACER WIRE, JOINT RESTRAINTS AND THRUST BLOCKING ON ALL WATERMAIN PIPE AND FITTING, PER CITY OF MINNETONKA STANDARDS.
8. SANITARY SEWER PIPE MATERIALS SHALL BE PVC SDR 26. PIPE SHALL BE INSULATED PER CITY AND C.E.A.M. STANDARDS WHERE 7.5 FOOT COVER DEPTHS ARE NOT ACHIEVED. THIS APPLIES TO ALL PROPOSED NEW PIPE FOR THIS PROJECT. ALL SANITARY SEWER PIPE WILL REQUIRE TESTING PER CITY AND C.E.A.M. STANDARDS. THIS WILL INCLUDE, AT A MINIMUM, LEAKAGE AND ALIGNMENT TESTING.
9. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE WATER TIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES AND CATCH BASINS.



**LEGEND**

- — — — — PROPERTY LIMITS
- — — — — EXISTING WATERMAIN
- < — — — — EXISTING SANITARY SEWER
- << — — — — EXISTING STORM SEWER
- | — — — — PROPOSED WATERMAIN
- < — — — — PROPOSED SANITARY SEWER
- << — — — — PROPOSED STORM SEWER
- <<< — — — — PROPOSED 6" DRAINTILE
- ⊙ PROPOSED SANITARY MANHOLE AND CLEANOUT
- ⊠ PROPOSED STORM INLETS

**KEY NOTES**

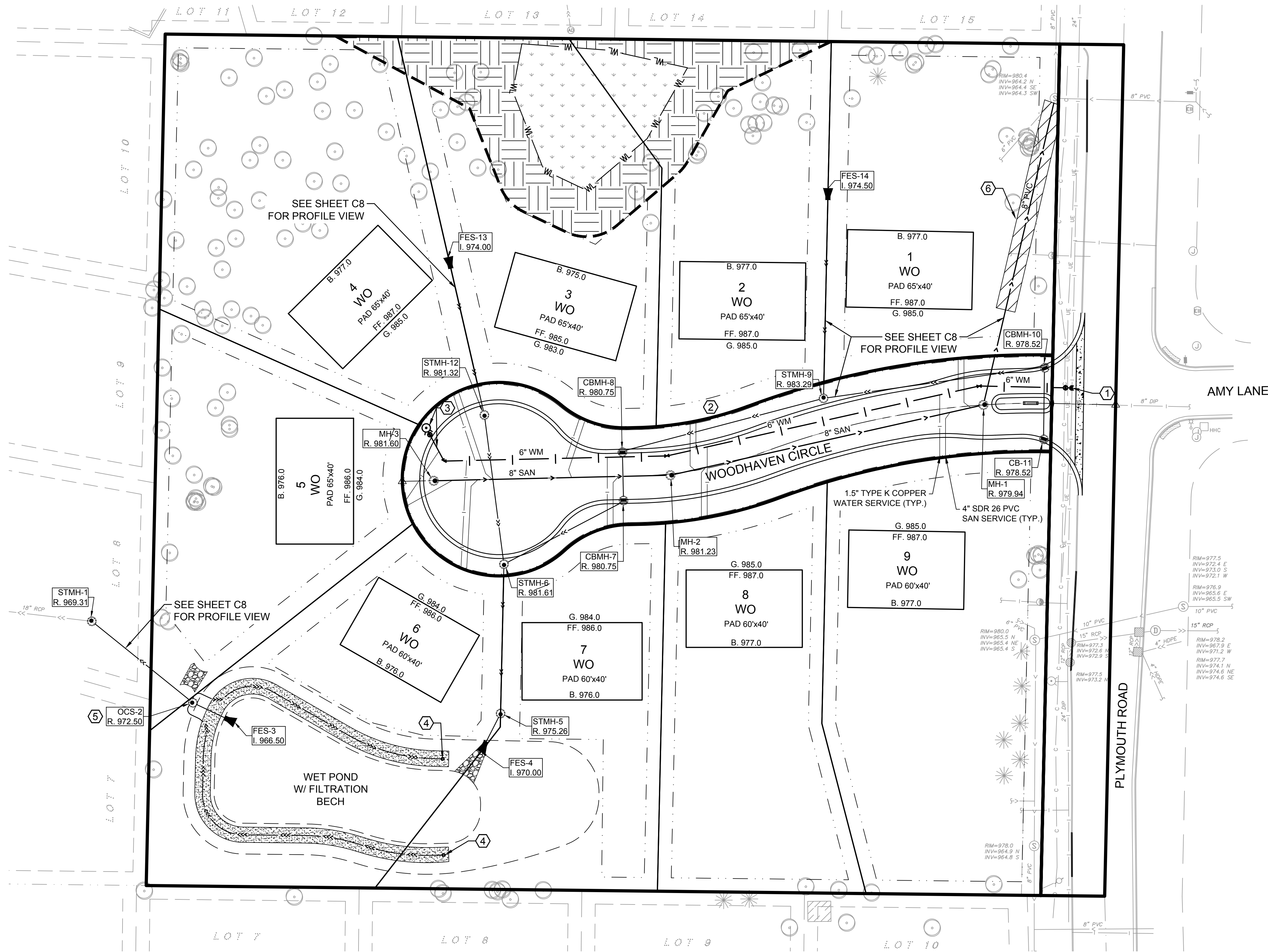
1. CONNECT TO EXISTING 24" DIP W.M. VIA WET TAP & SADDLE W/ 8" GATE VALVE.
2. TYPICAL 6" PVC C900 WATER & 8" PVC SDR 26 SANITARY SERVICE INSTALLATION.
3. INSTALL 6" LEAD, NEW HYDRANT, 8"x6" REDUCER, & 6" GATE VALVE.
4. INSTALL DRAINTILE CLEAN OUT (TYP.)
5. OUTLET CONTROL STRUCTURE
6. DIRECTIONAL BORE APPROXIMATELY 110LF OF 8" SANITARY SEWER. CONNECT VIA CORE DRILL TO EX. MH-A @ ELEV. 964.5±

**STORM STRUCTURE SCHEDULE**

STRUCTURE NUMBER	SIZE	CASTING (NEENAH OR APPROVED EQUAL)
STMH-1	48" ROUND	R-1642-D, SOLID, "STORM"
OCS-2	60" ROUND	HAALA 60-57 SPLIT TYPE
FES-3	18" RCP	—
FES-3	18" RCP	—
STMH-5	48" ROUND	R-1642-D, SOLID, "STORM"
STMH-6	48" ROUND	R-1642-D, SOLID, "STORM"
CBMH-7	48" ROUND	R-3067-V
CBMH-8	48" ROUND	R-3067-V
STMH-9	48" ROUND	R-1642-D, SOLID, "STORM"
CBMH-10	48" ROUND	R-3067-V
CB-11	2' x 3' BOX	R-3067-V
STMH-12	48" ROUND	R-1642-D, SOLID, "STORM"
FES-13	12" RCP	—
FES-14	12" RCP	—

**SANITARY STRUCTURE SCHEDULE**

STRUCTURE NUMBER	SIZE	CASTING (NEENAH OR APPROVED EQUAL)
MH-1	48" ROUND	R-1642-D, SOLID, "SANITARY"
MH-2	48" ROUND	R-1642-D, SOLID, "SANITARY"
MH-3	48" ROUND	R-1642-D, SOLID, "SANITARY"



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**WOODHAVEN AT MINNETONKA**

2424-2440 PLYMOUTH RD  
 MINNETONKA, MN 55305

AIRBORNE WOODHAVEN, LLC  
 13605 1ST AVE N #100  
 PLYMOUTH, MN 55441

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.

PRINT NAME: BRIAN J. FIELD, PE

SIGNATURE: **NOT FOR CONSTRUCTION**  
 DATE: 10/08/2021 LICENSE NO. 57224

**REVISION LOG**

NO.	DATE	DESCRIPTION OF REVISIONS

**CITY SUBMITTAL**

10/08/2021  
 DESIGNED: B/JF DRAWN: J/PD CHECKED BY: B/JF

**DRAWING TITLE**

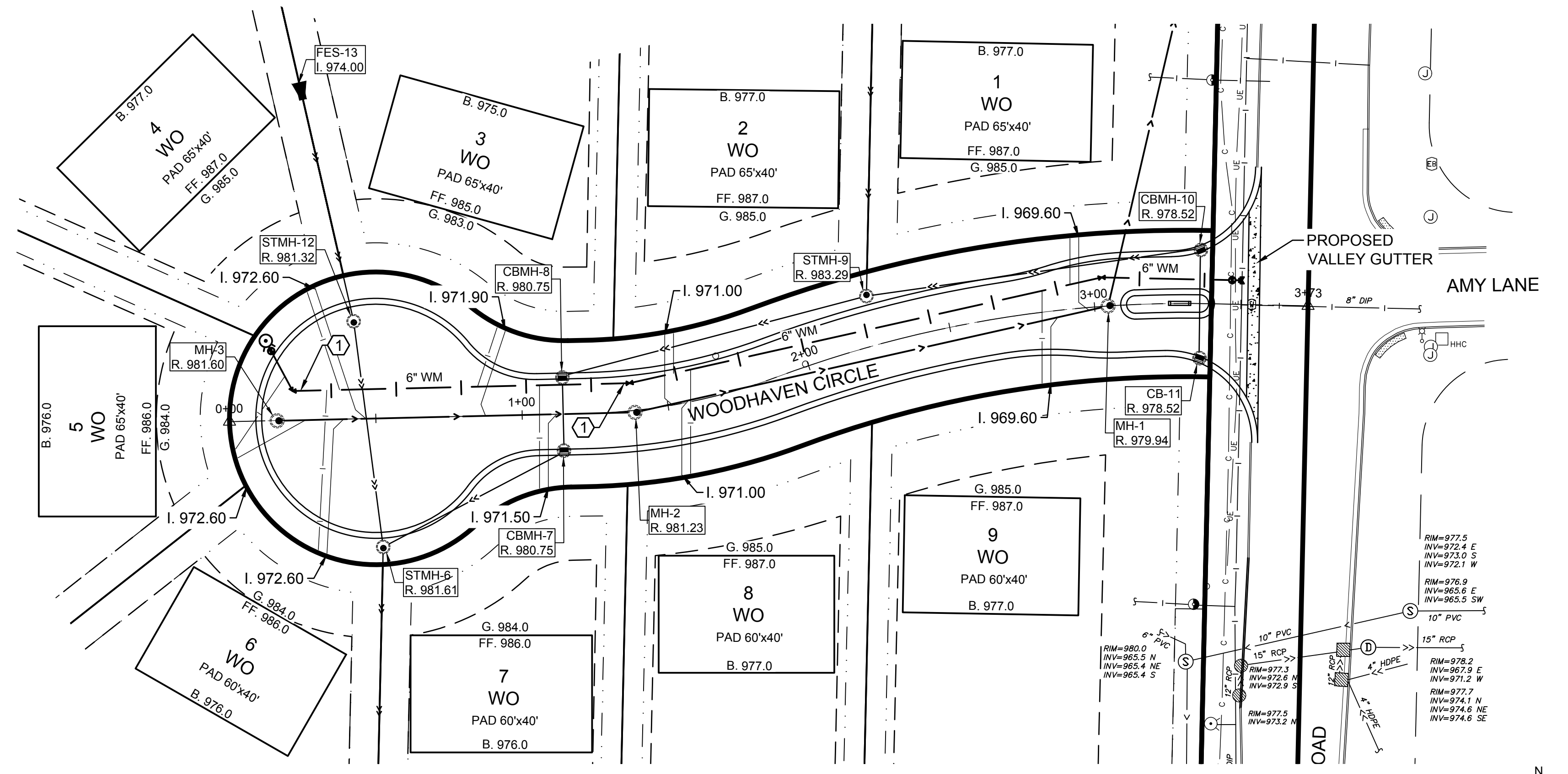
**UTILITY PLAN**

**DRAWING NO.**

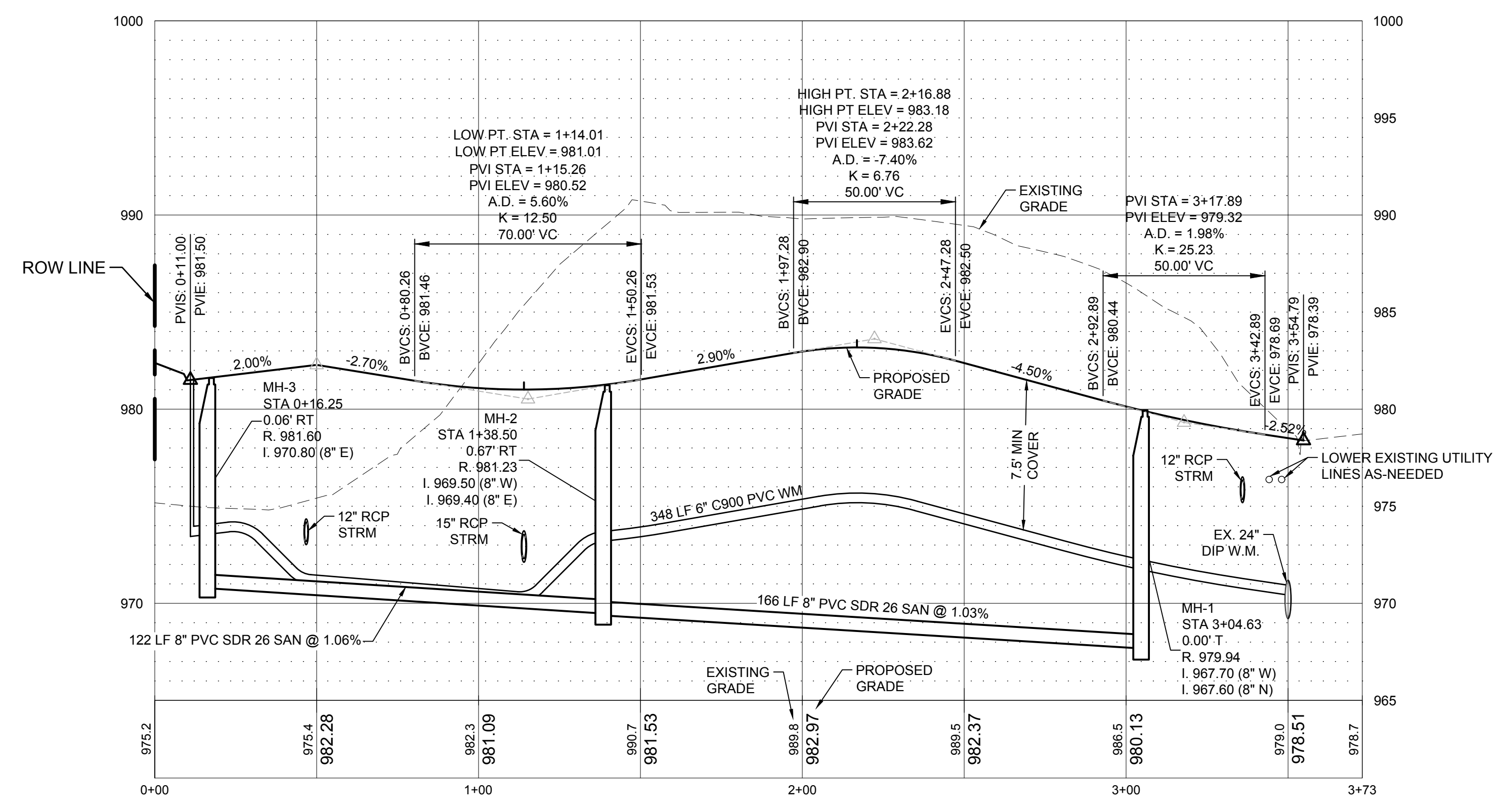
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1 PLAN VIEW - WOODHAVEN CIRCLE  
 SCALE: 1" = 30'



2 PROFILE VIEW - WOODHAVEN CIRCLE  
 SCALE: HORIZONTAL 1" = 30' VERTICAL 1" = 5'

**LEGEND**

- PROPERTY LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY MANHOLE AND CLEANOUT
- PROPOSED STORM INLETS

**W.M. & SAN. SEWER NOTES:**

1. ALL CONSTRUCTION TO BE IN ACCORDANCE W/ CITY OF MINNETONKA DETAIL PLATES AND CONSTRUCTION STANDARDS.
2. WATER SERVICE TO BE 1 1/2" TYPE "K" COPPER WITH CURB STOP PLACED WITHIN 1' OF R.O.W. LINE.
3. SERVICE LOCATIONS SHOWN ARE APPROXIMATE & MAY BE RELOCATED INFIELD BY THE ENGINEER.
4. SANITARY SERVICES TO BE 4" PVC SDR 26 PLACED WITHIN 1' OF R.O.W. LINE.
5. UTILITY SERVICES SHALL HAVE A 3' SEPARATION.
6. INSTALL CLEANOUTS ON SANITARY SEWER SERVICES LONGER THAN 70'.
7. TIE ALL FITTINGS, VALVES, & HYDRANTS W/ (2) 3/4" RODS.
8. HYDRANT ASSEMBLY INCLUDES 6" GATE VALVE, HYDRANT, AND 6" DIP CL. 52 CONNECTING PIPE BETWEEN GATE VALVE & HYDRANT.

**KEYNOTES:**

- 1 LOWER WATERMAIN FROM STA 0+28 TO STA 1+35.

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 10/08/2021

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**DRAWING TITLE**

**STREET PLAN & PROFILE**

DRAWING NO.

**C7**

PLOTTED: ---	COMM. NO. 16523
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### DRAWING TITLE

## SANITARY & STORM PROFILES

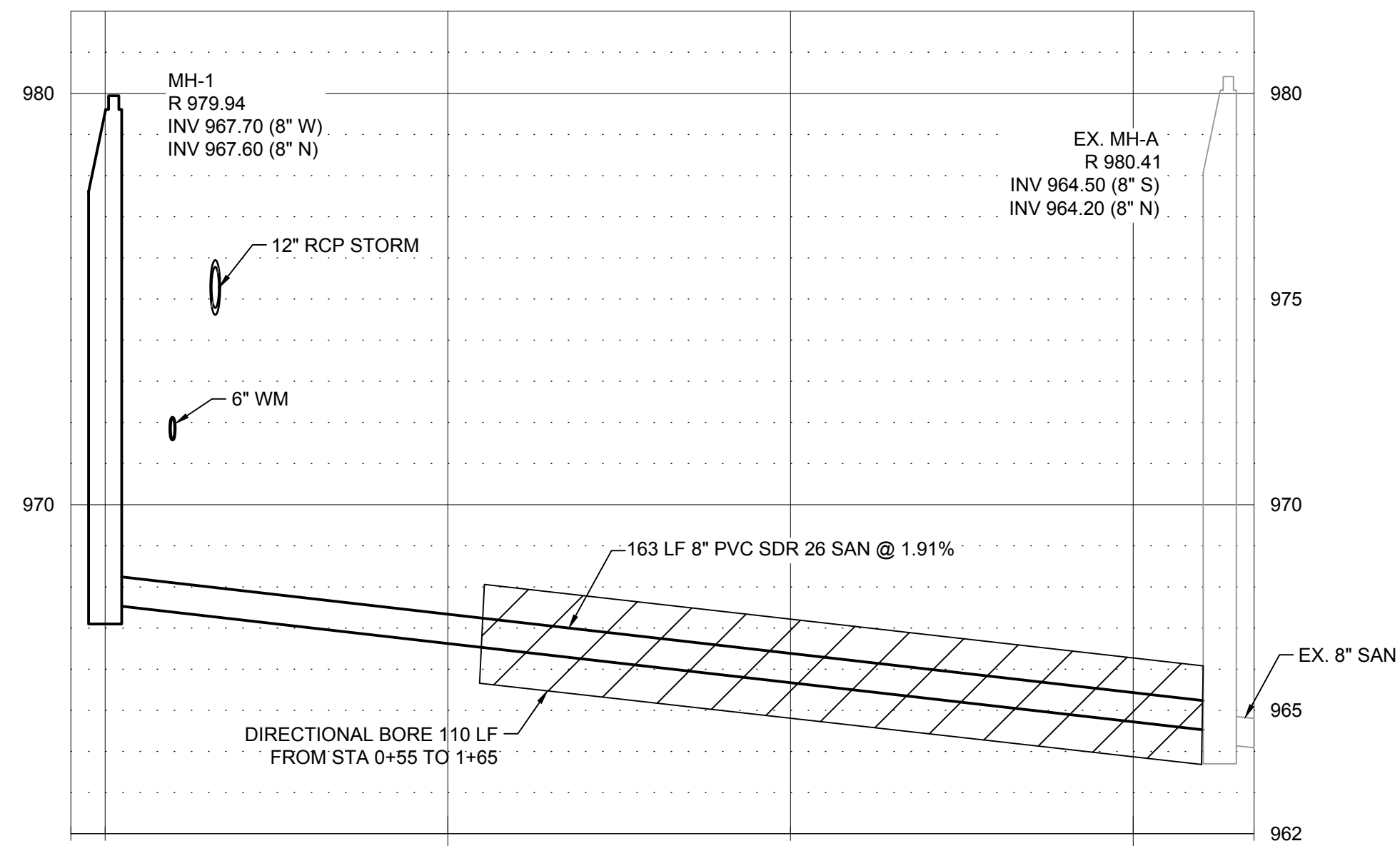
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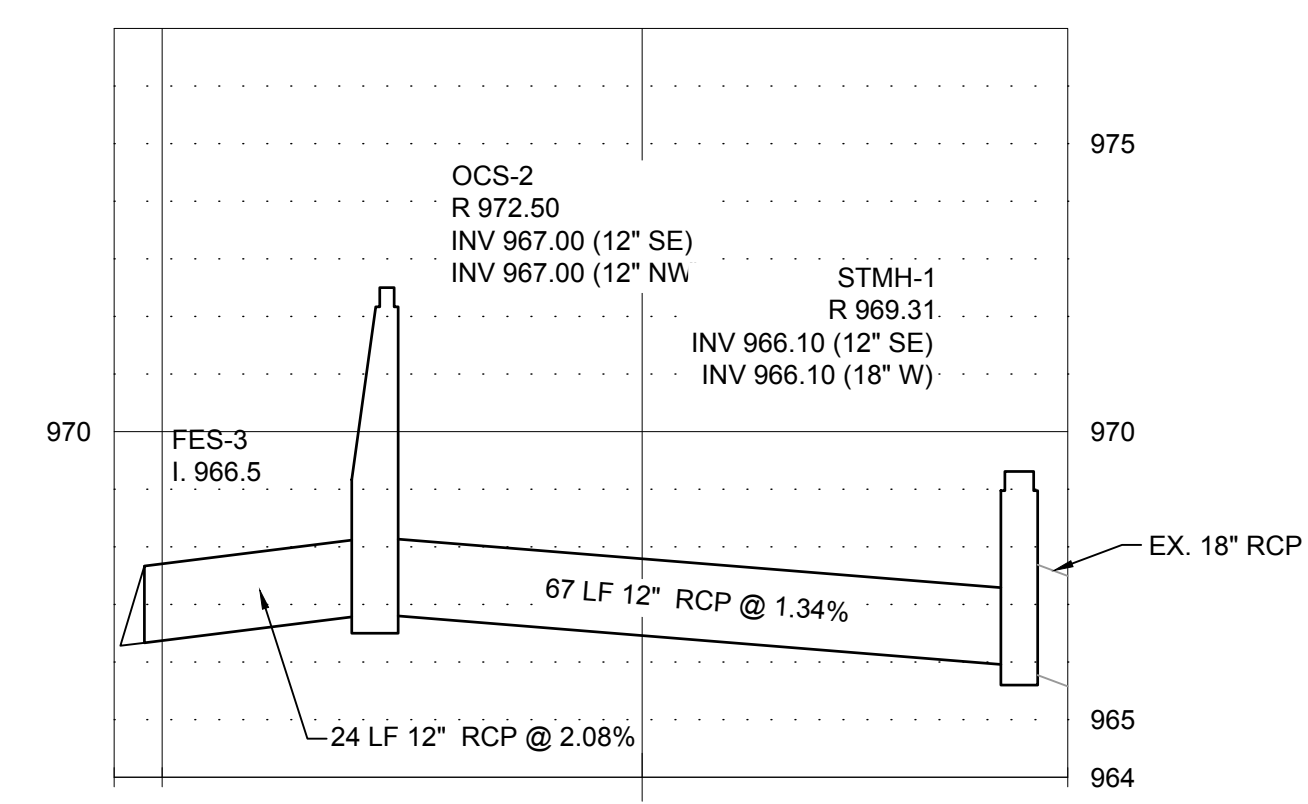
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### W.M. & SAN. SEWER NOTES:

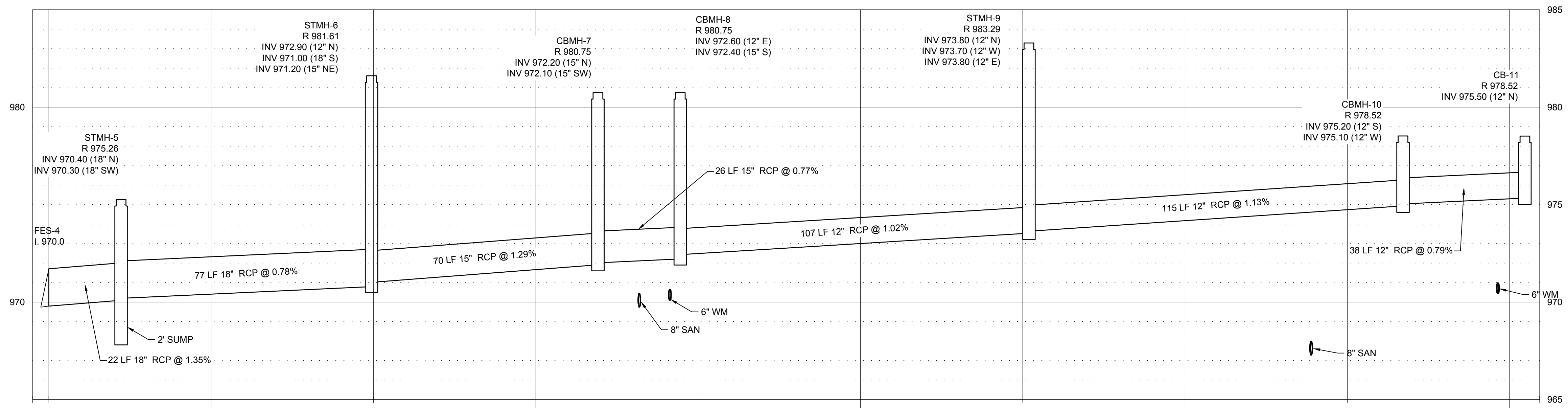
1. ALL WATERMAIN TO BE 8" PVC UNLESS OTHERWISE NOTED.



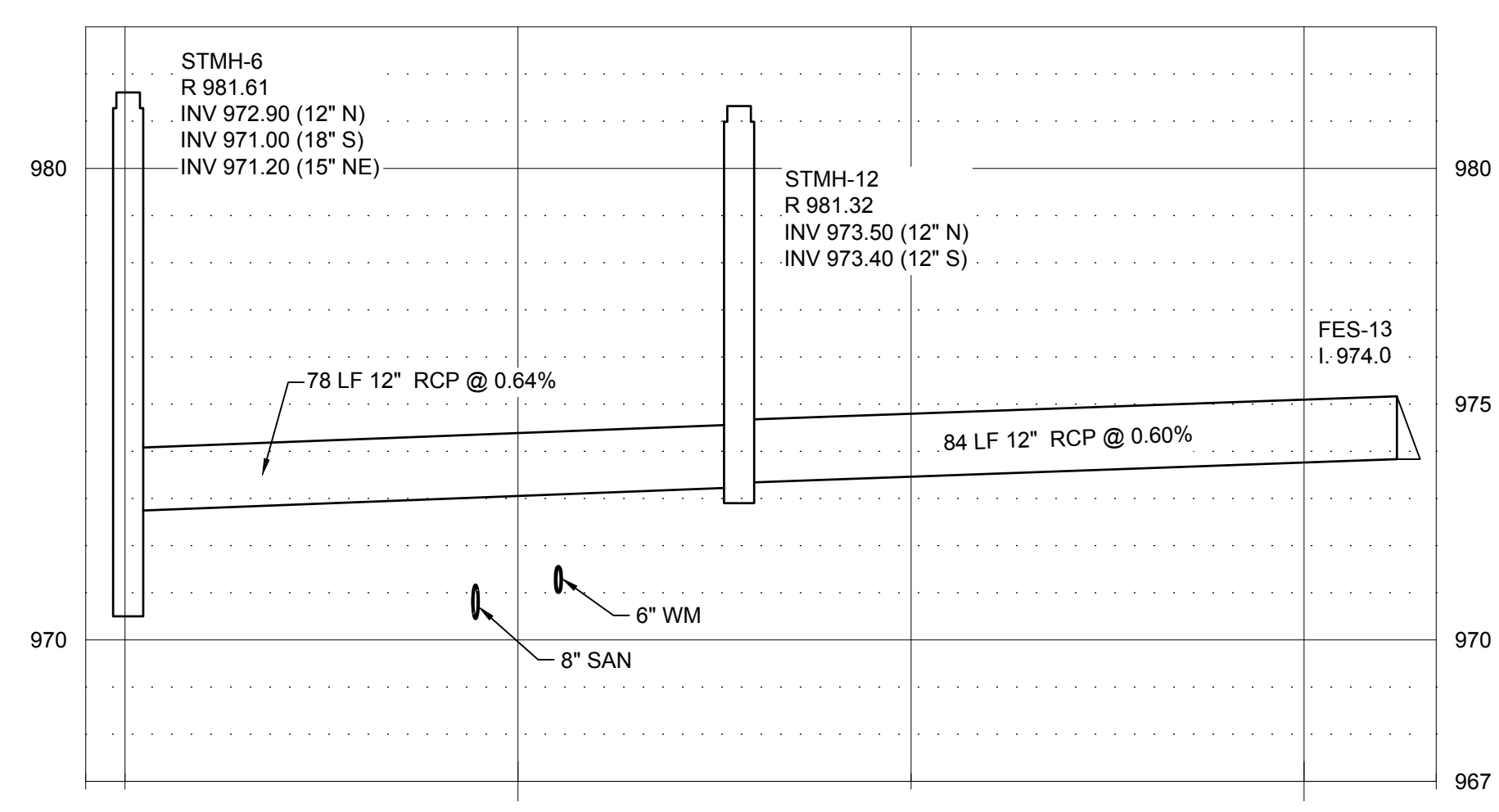
1 MH-1 TO EX MH-A  
HORIZONTAL 1" = 20' VERTICAL 1" = 5'



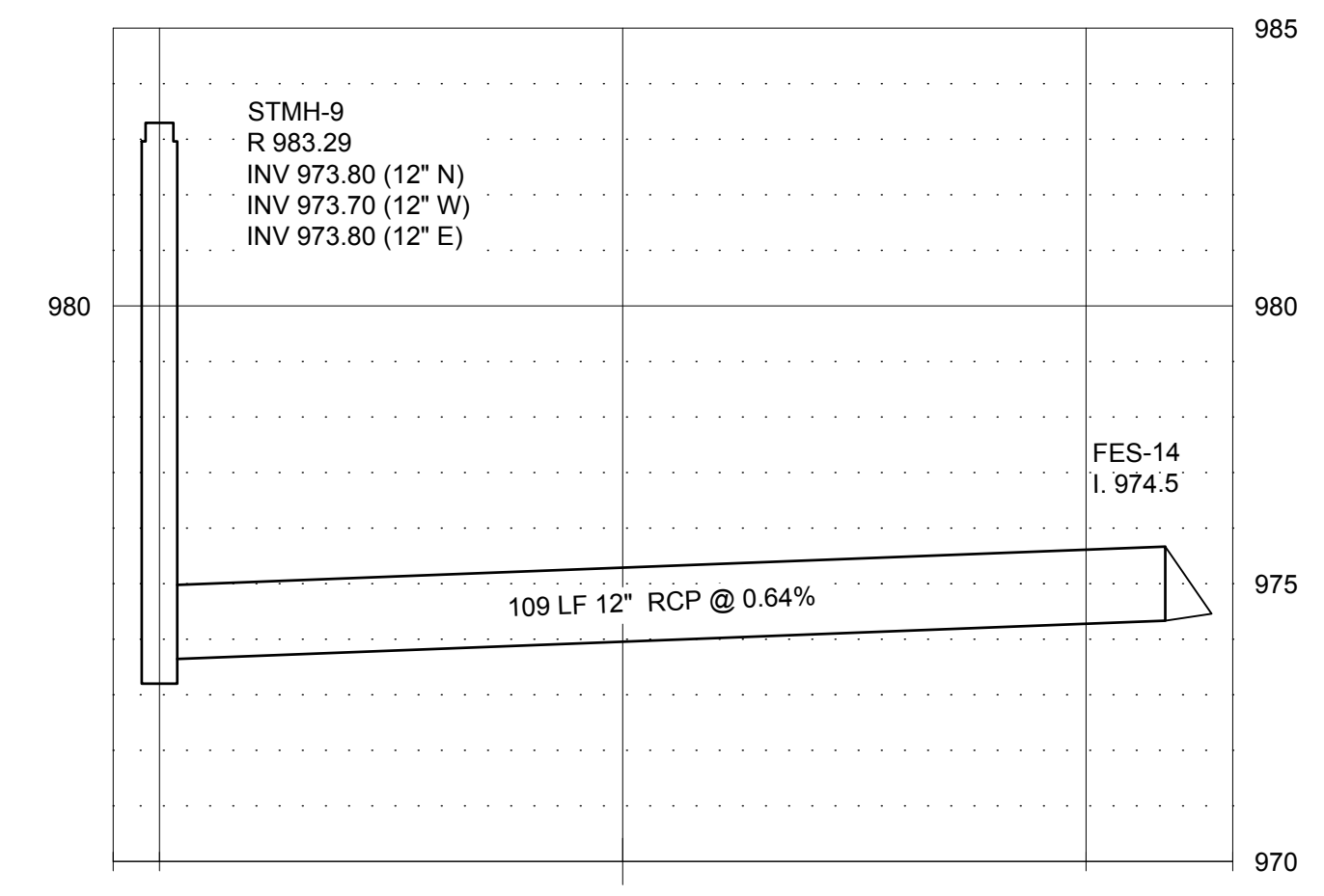
2 FES-3 TO STMH-1  
HORIZONTAL 1" = 20' VERTICAL 1" = 5'



3 FES-4 TO CB-11  
HORIZONTAL 1" = 20' VERTICAL 1" = 5'



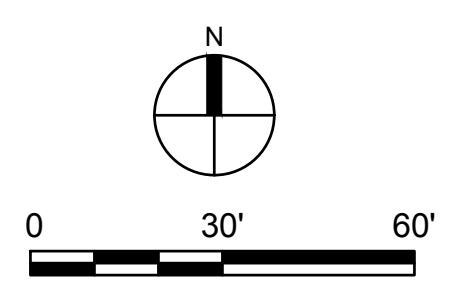
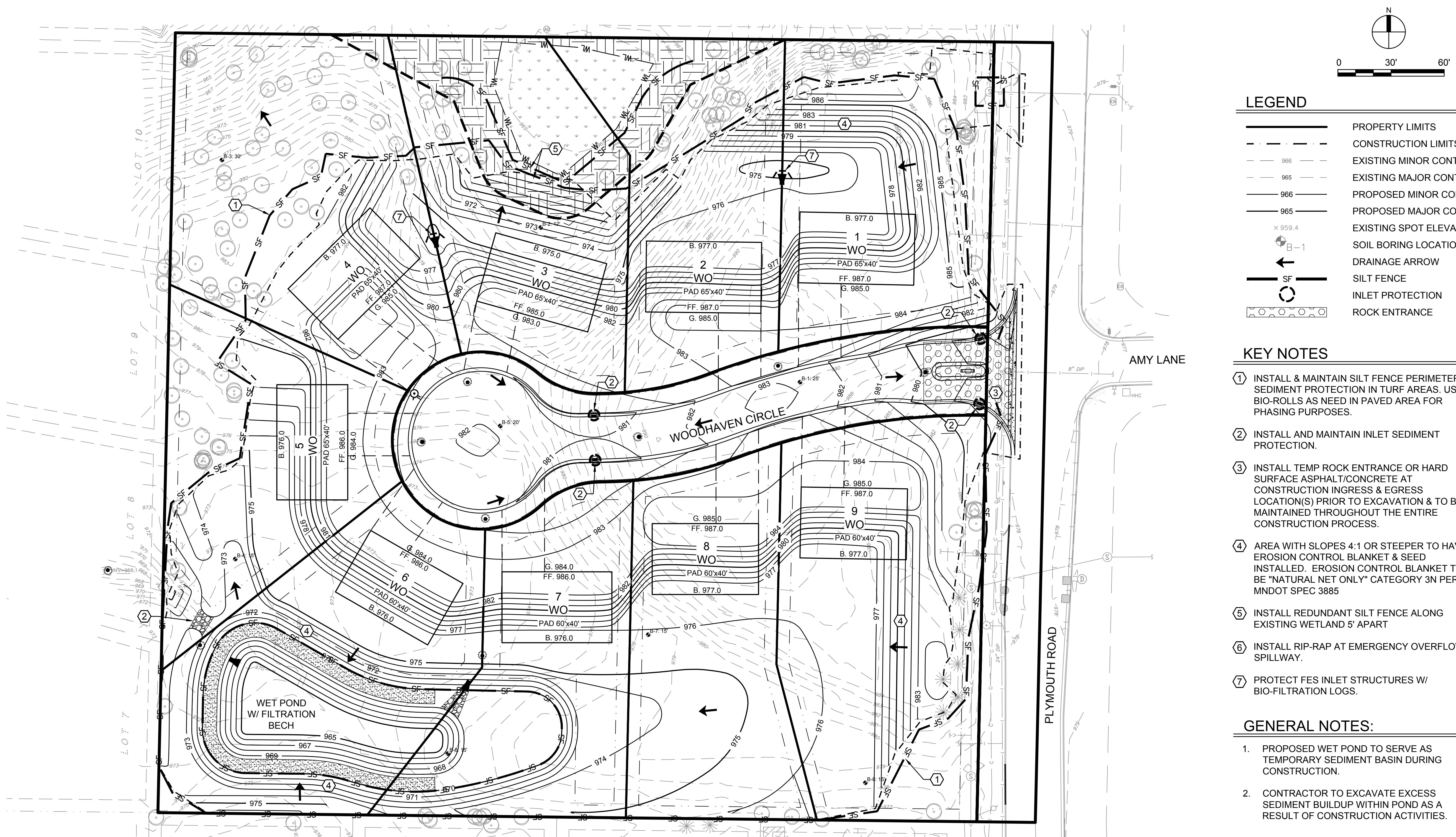
4 STMH-6 TO FES-13  
HORIZONTAL 1" = 20' VERTICAL 1" = 5'



5 STMH-9 TO FES-14  
HORIZONTAL 1" = 20' VERTICAL 1" = 5'

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**LEGEND**

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING SPOT ELEVATION
	SOIL BORING LOCATION
	DRAINAGE ARROW
	SILT FENCE
	INLET PROTECTION
	ROCK ENTRANCE

- KEY NOTES**
- INSTALL & MAINTAIN SILT FENCE PERIMETER SEDIMENT PROTECTION IN TURF AREAS. USE BIO-ROLLS AS NEEDED IN PAVED AREA FOR PHASING PURPOSES.
  - INSTALL AND MAINTAIN INLET SEDIMENT PROTECTION.
  - INSTALL TEMP ROCK ENTRANCE OR HARD SURFACE ASPHALT/CONCRETE AT CONSTRUCTION INGRESS & EGRESS LOCATION(S) PRIOR TO EXCAVATION & TO BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
  - AREA WITH SLOPES 4:1 OR STEEPER TO HAVE EROSION CONTROL BLANKET & SEED INSTALLED. EROSION CONTROL BLANKET TO BE "NATURAL NET ONLY" CATEGORY 3N PER MNDOT SPEC 3885
  - INSTALL REDUNDANT SILT FENCE ALONG EXISTING WETLAND 5' APART
  - INSTALL RIP-RAP AT EMERGENCY OVERFLOW SPILLWAY.
  - PROTECT FES INLET STRUCTURES W/ BIO-FILTRATION LOGS.

- GENERAL NOTES:**
- PROPOSED WET POND TO SERVE AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
  - CONTRACTOR TO EXCAVATE EXCESS SEDIMENT BUILDUP WITHIN POND AS A RESULT OF CONSTRUCTION ACTIVITIES.

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**CITY SUBMITTAL**  
 10/08/2021

DESIGNED: BJF	DRAWN: JPD	CHECKED BY: BJF
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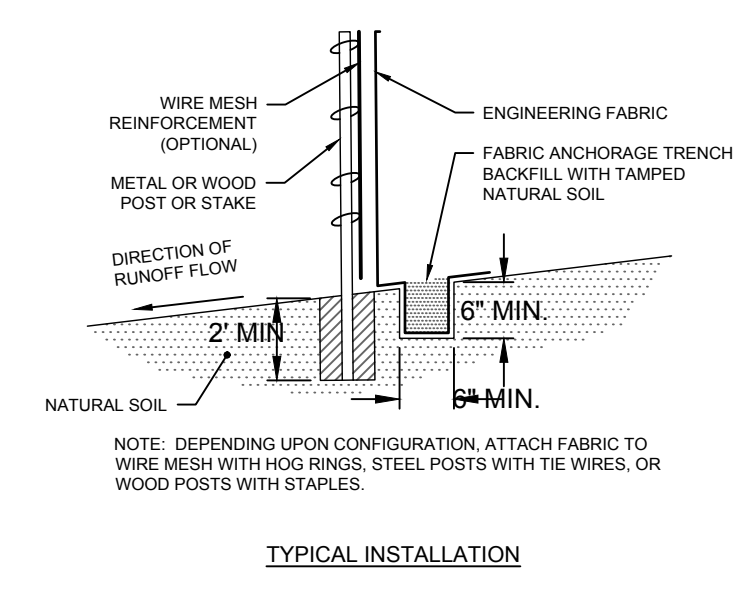
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**EROSION & SEDIMENT CONTROL PLAN**

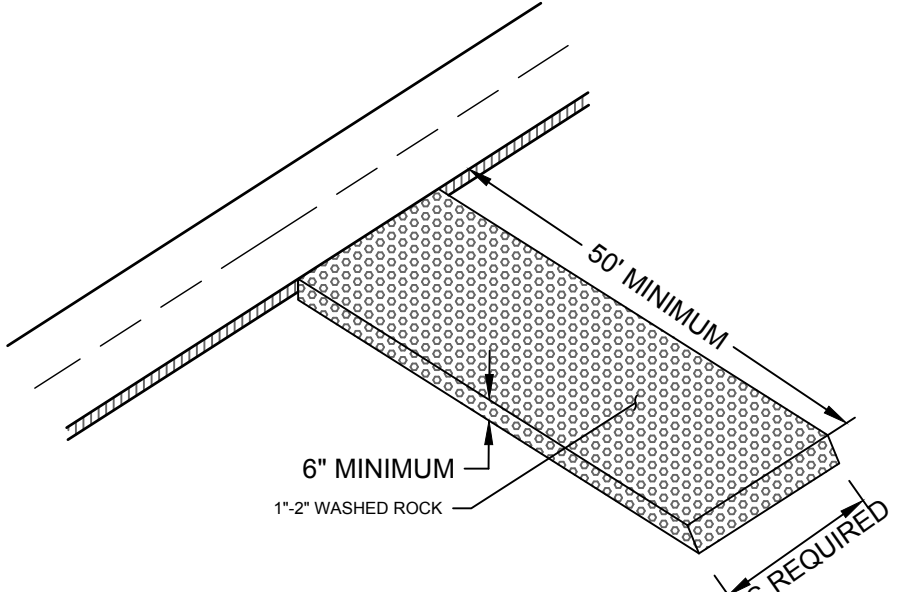
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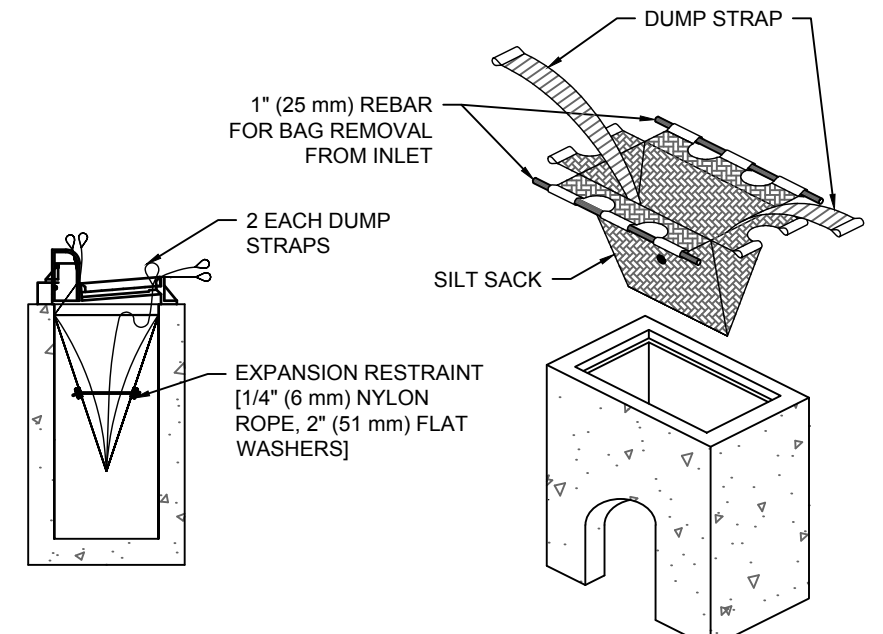
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1 SILT FENCE  
 NTS



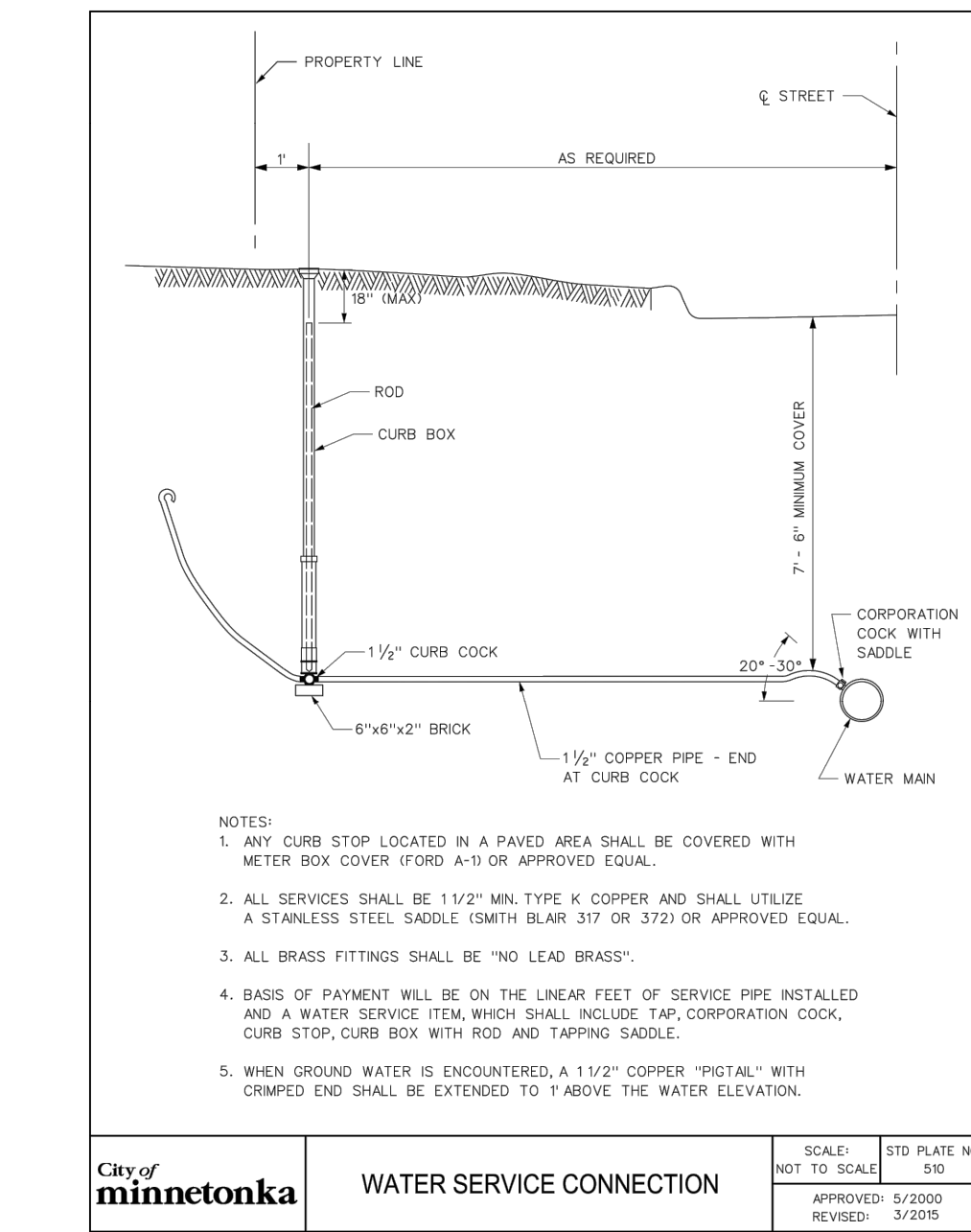
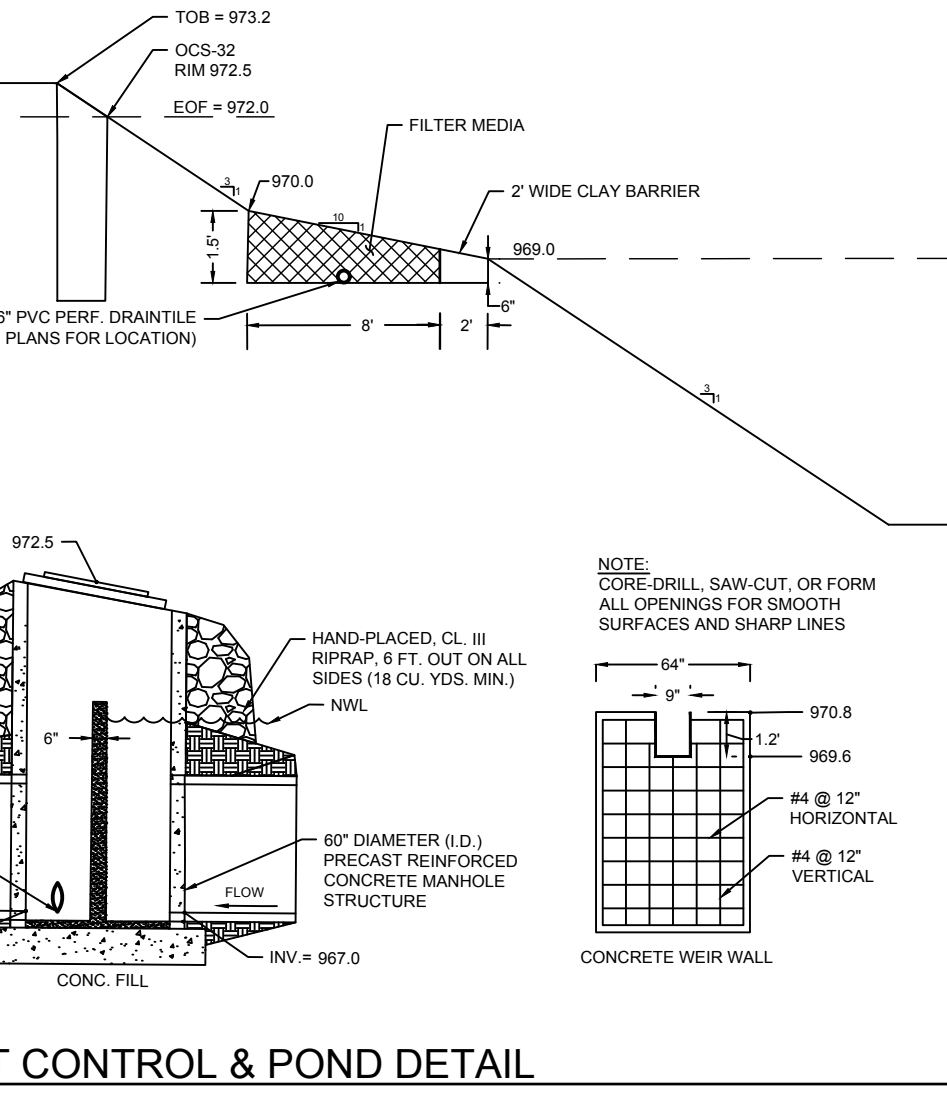
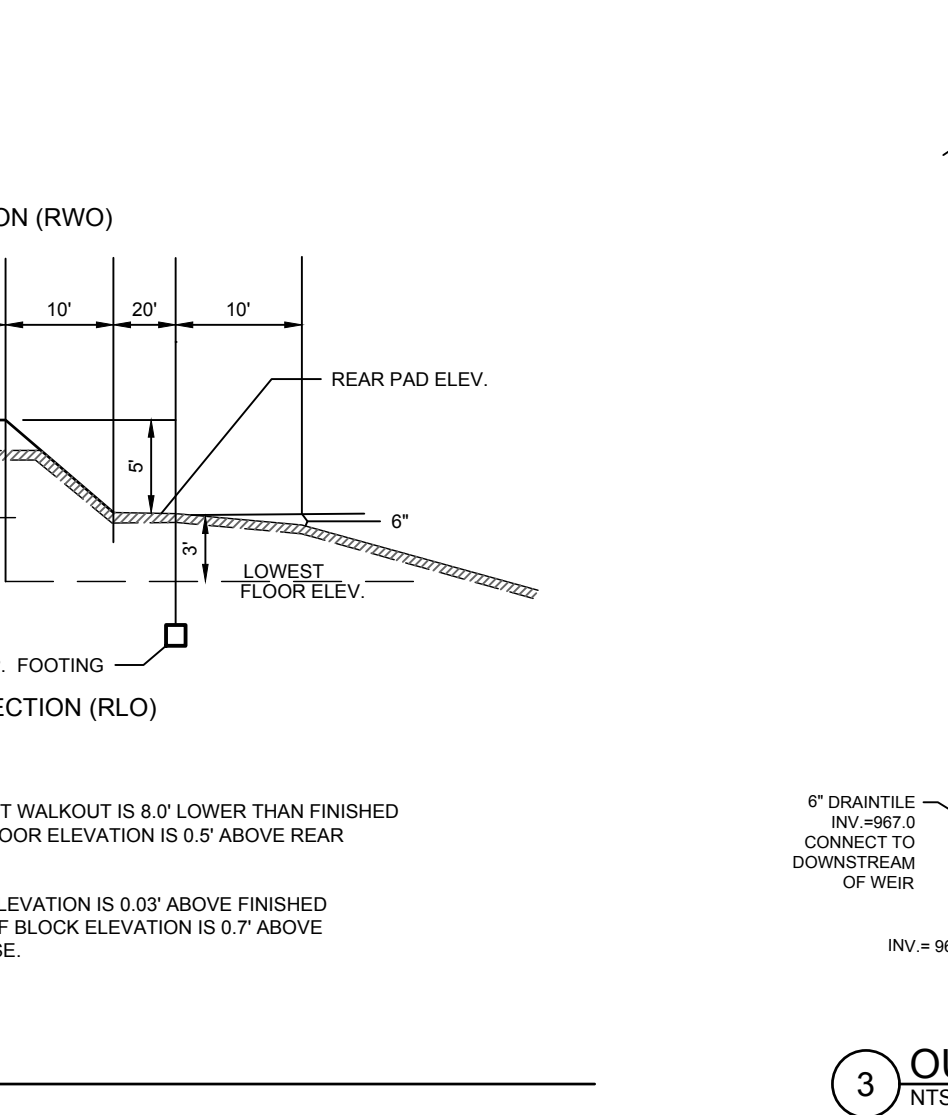
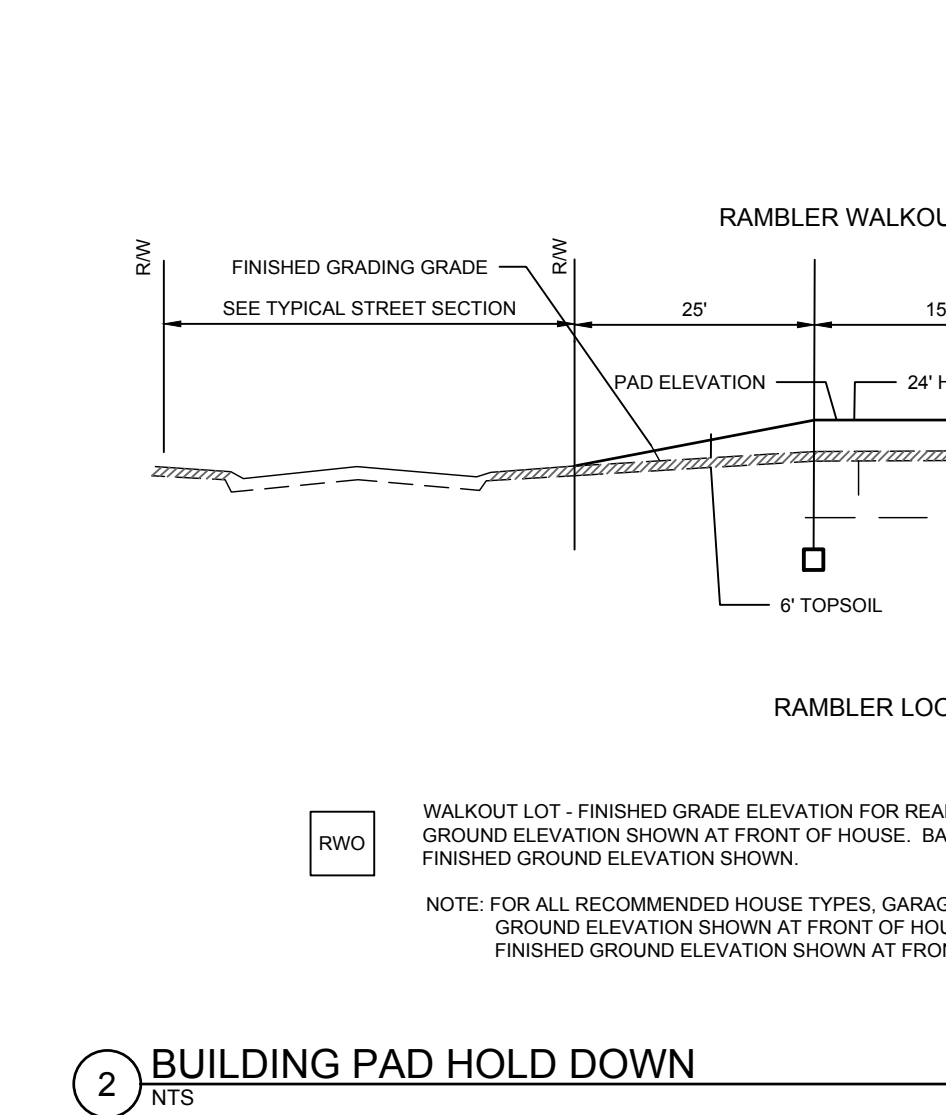
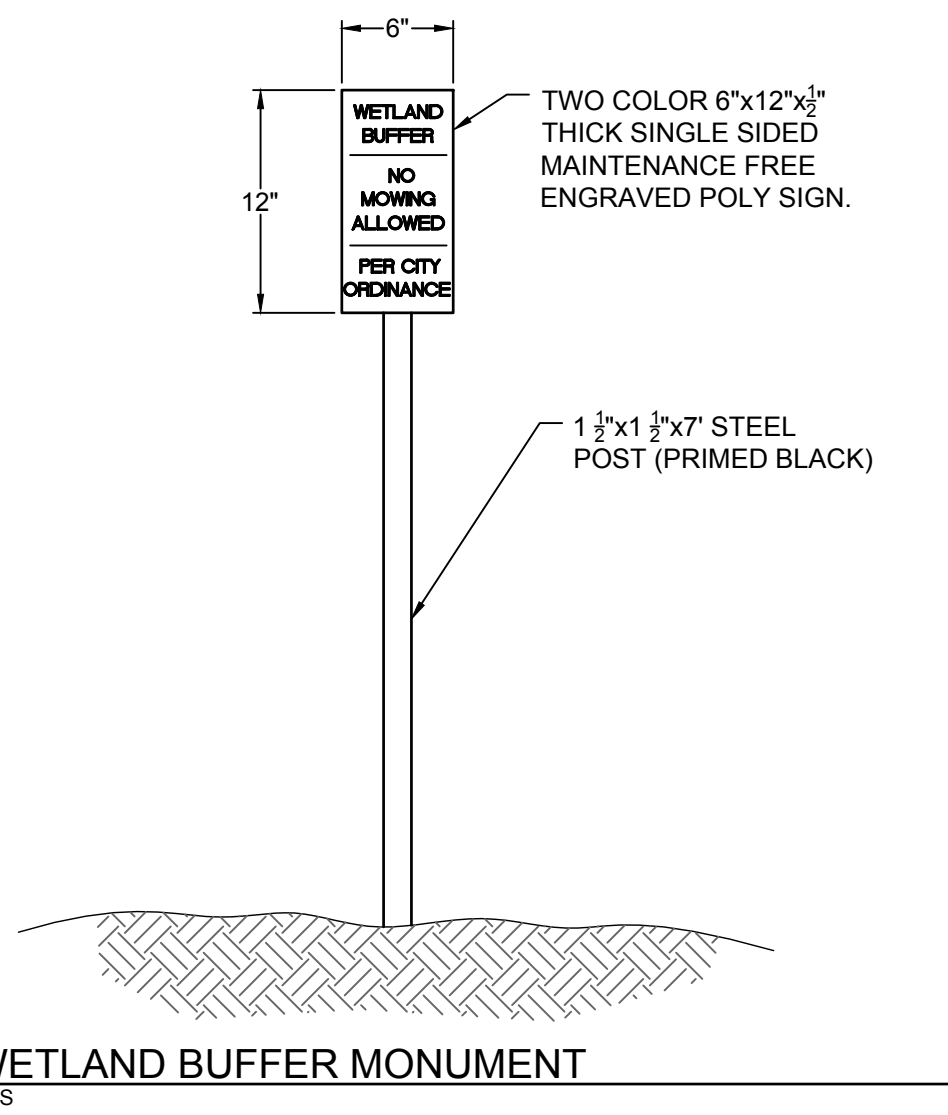
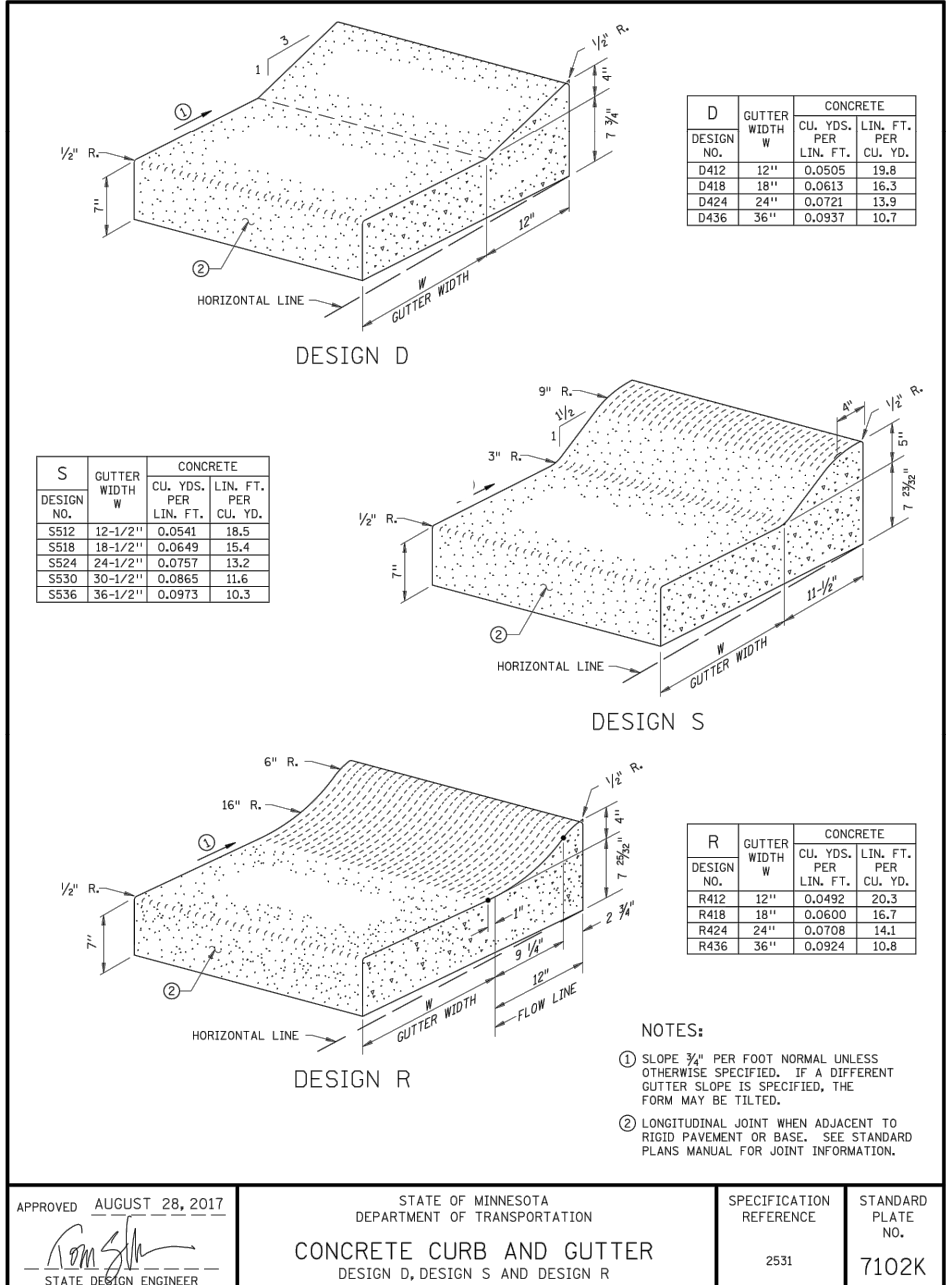
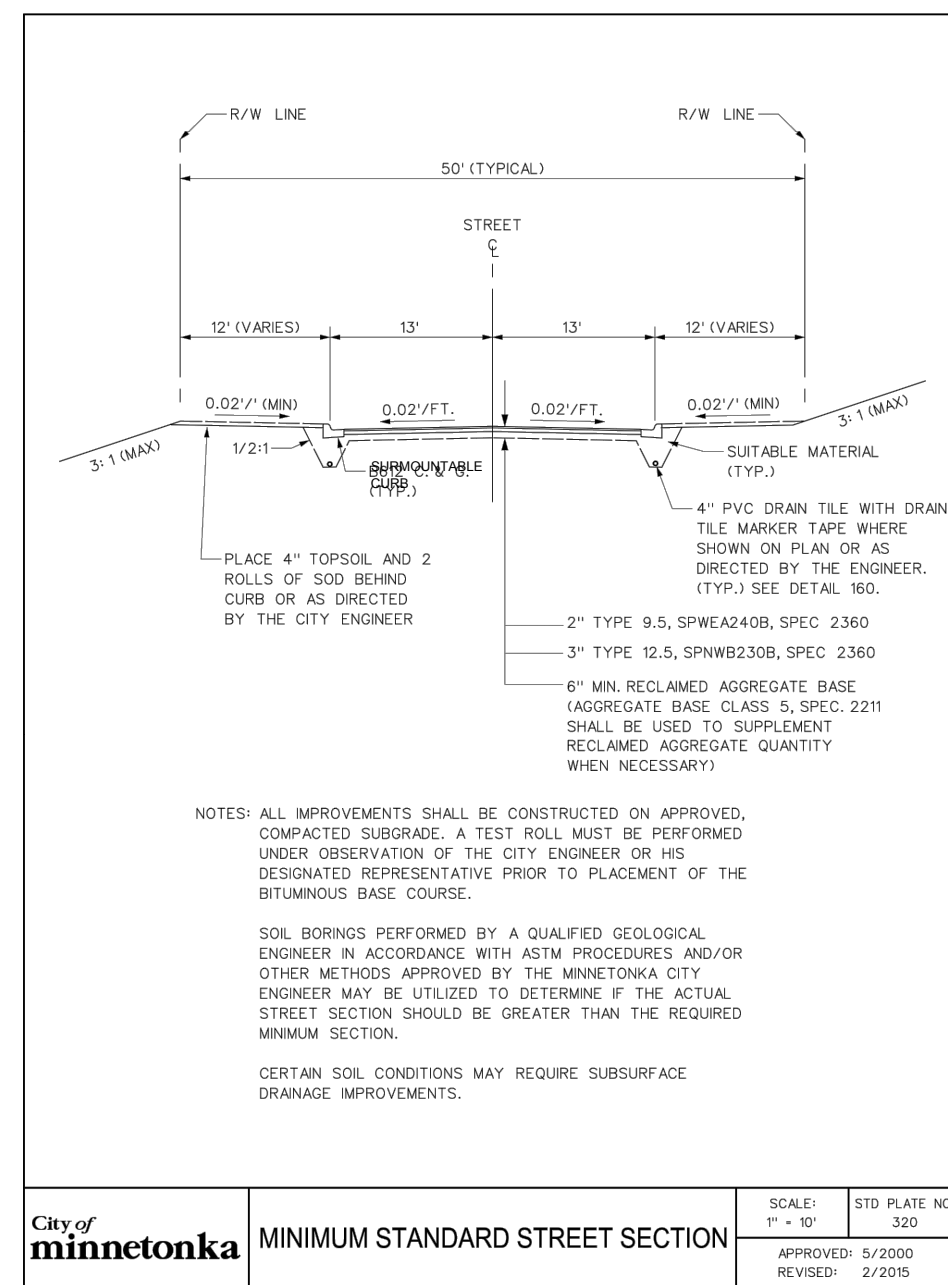
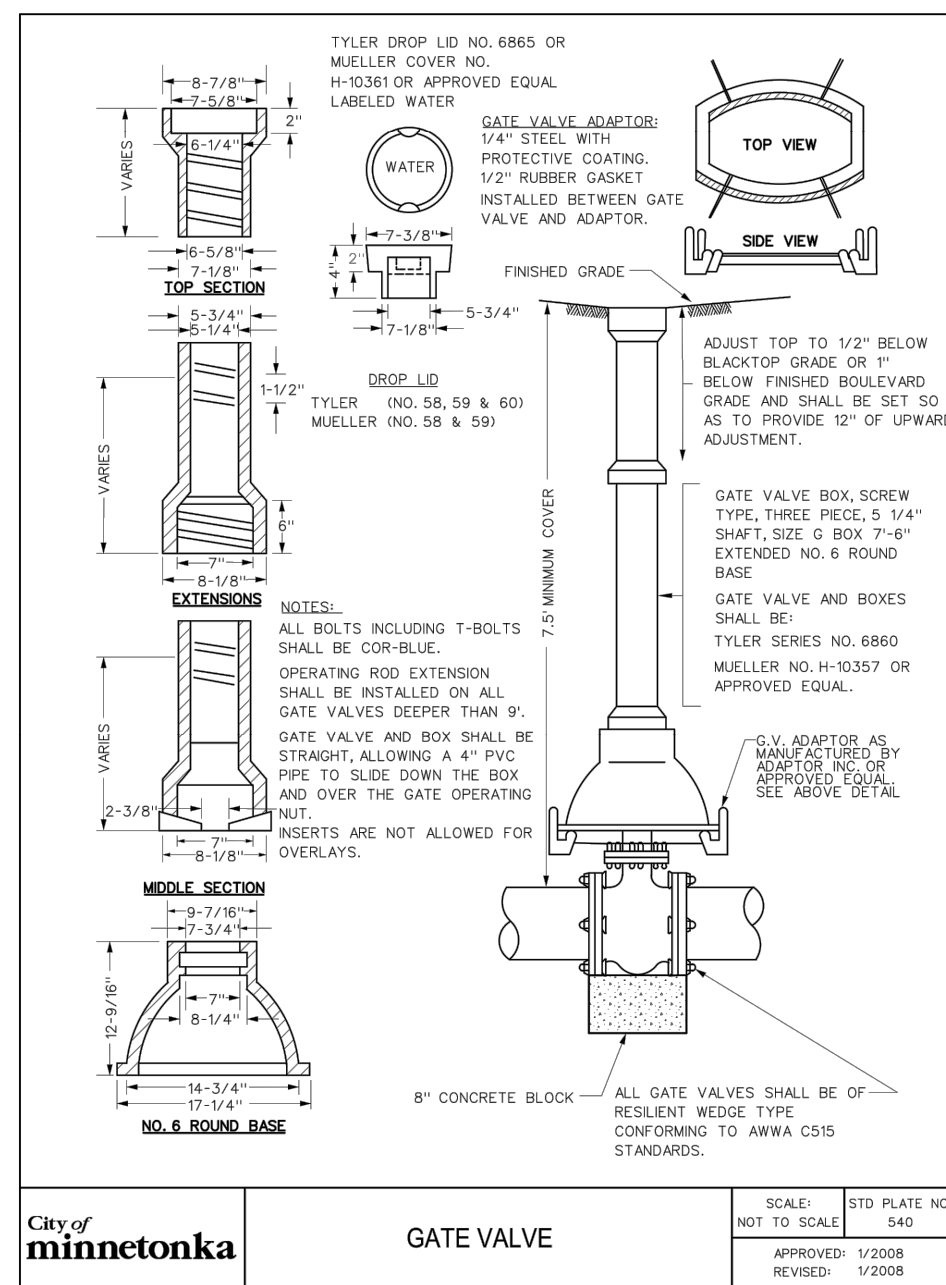
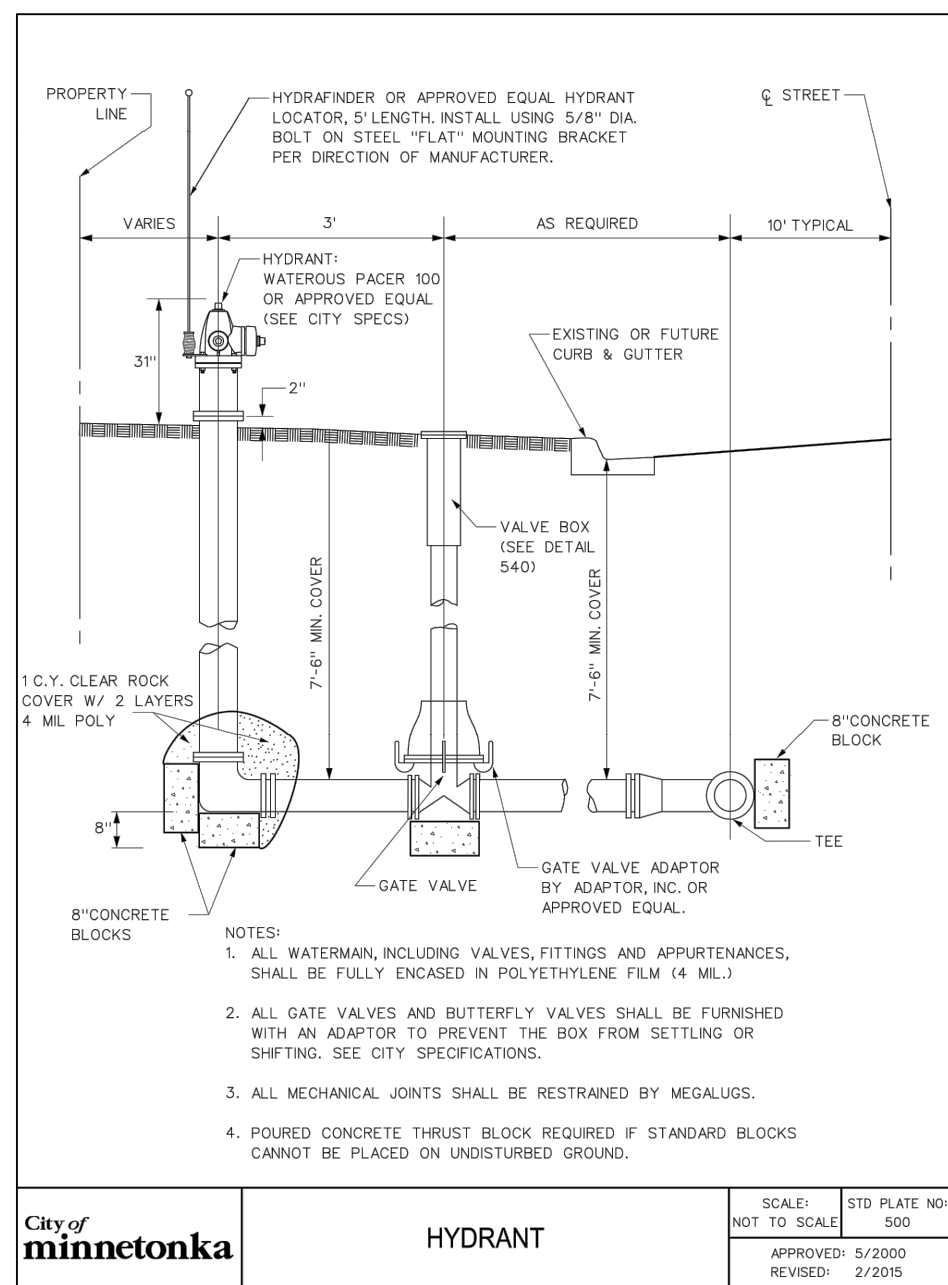
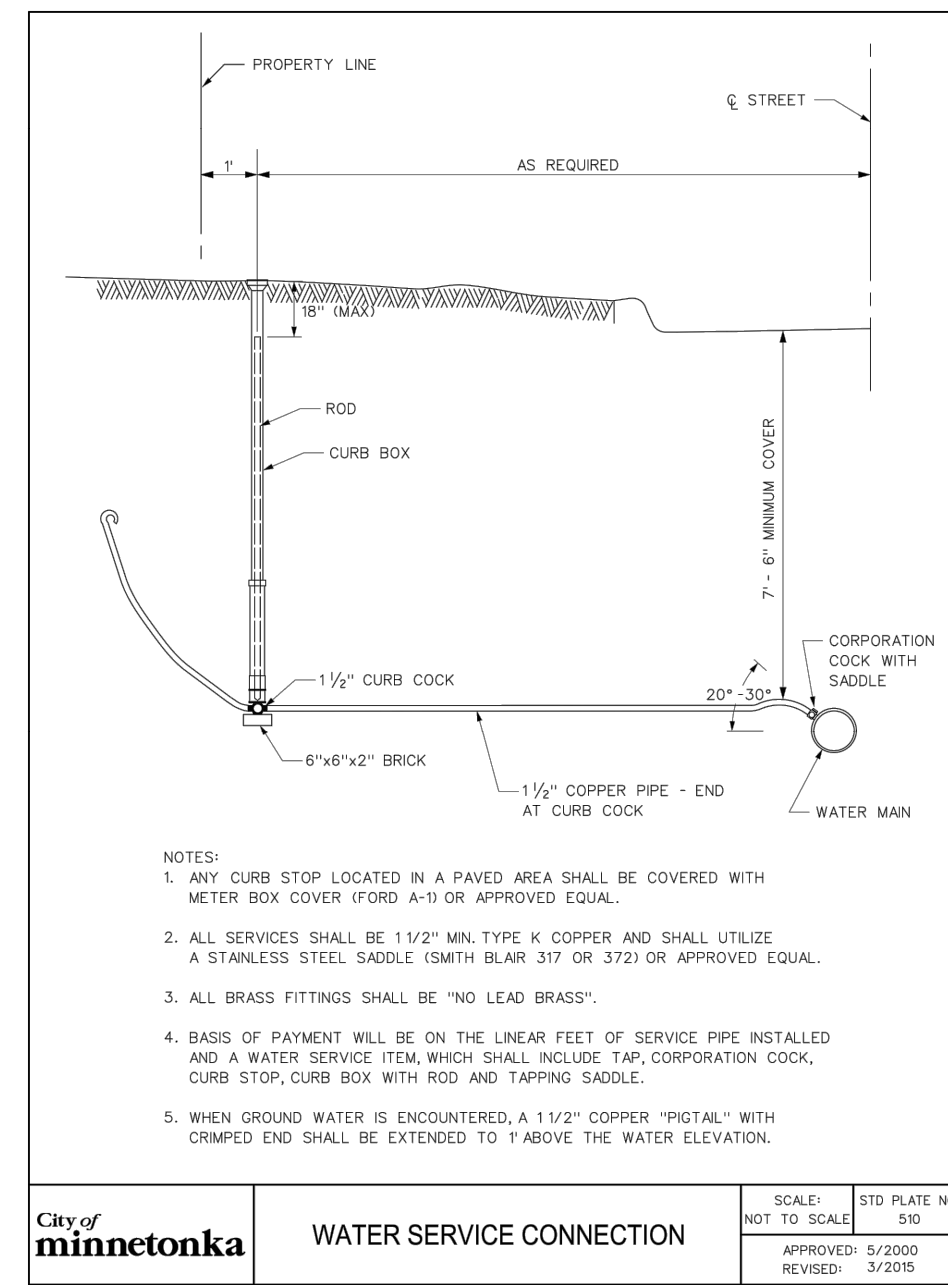
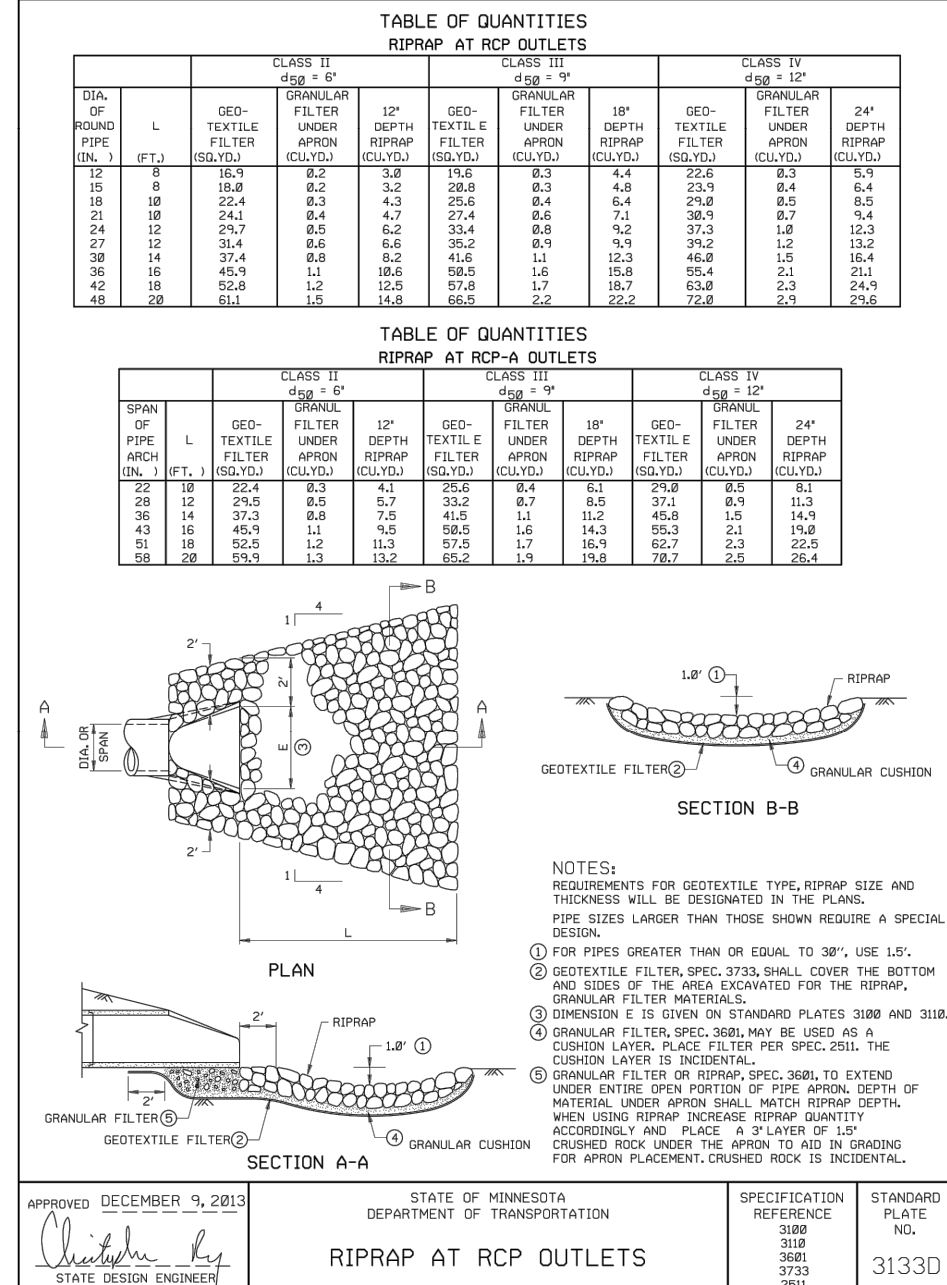
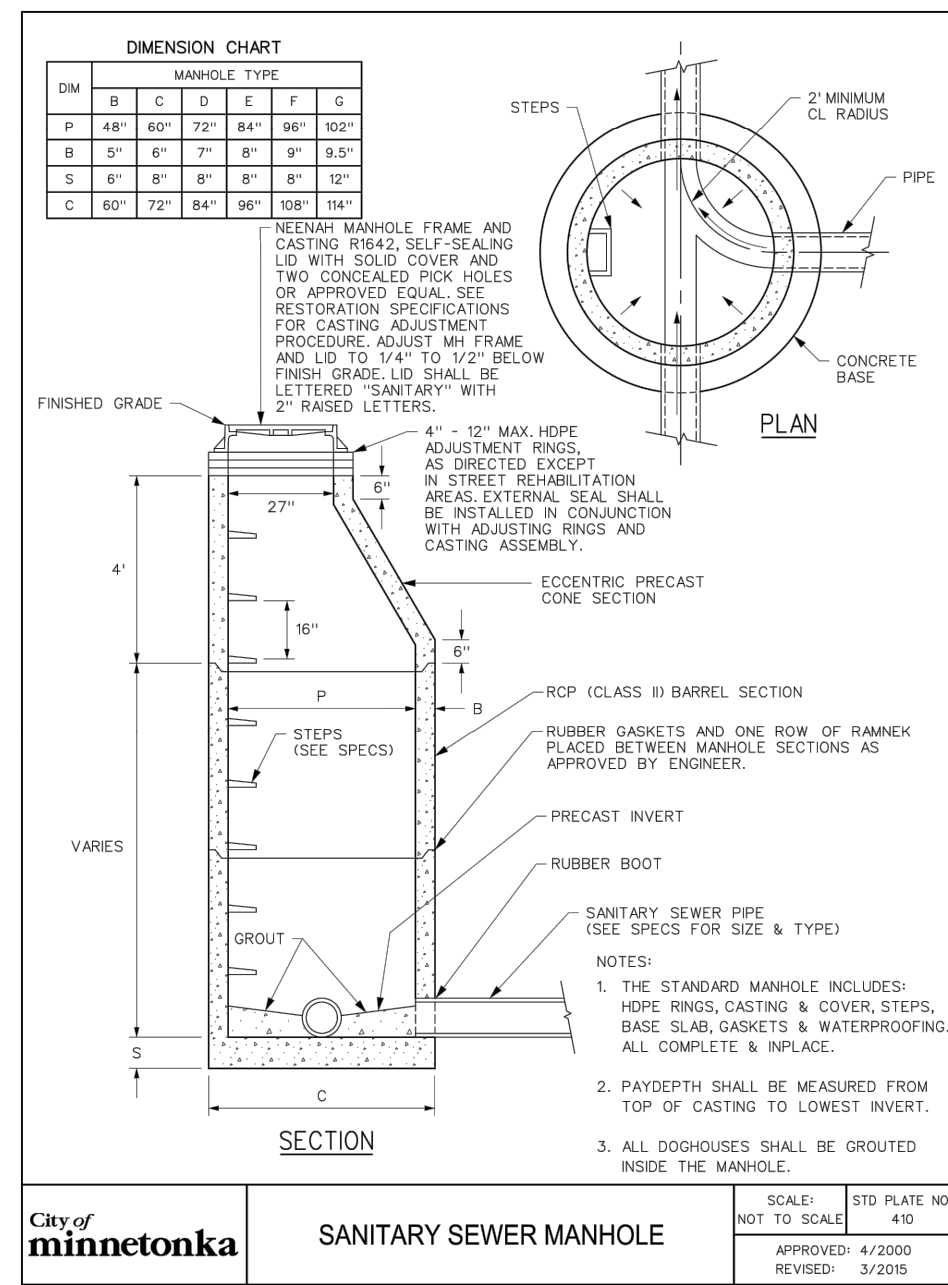
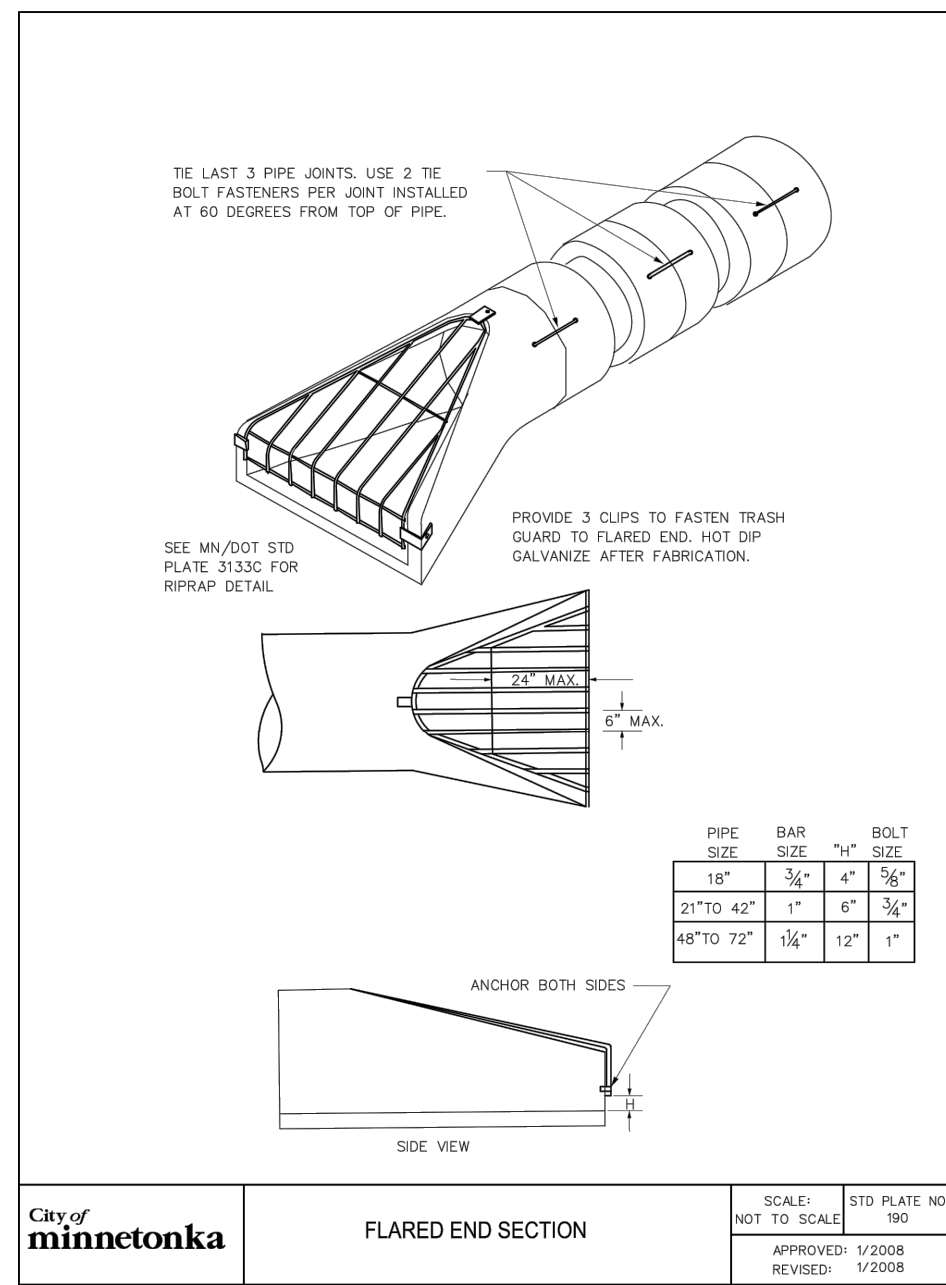
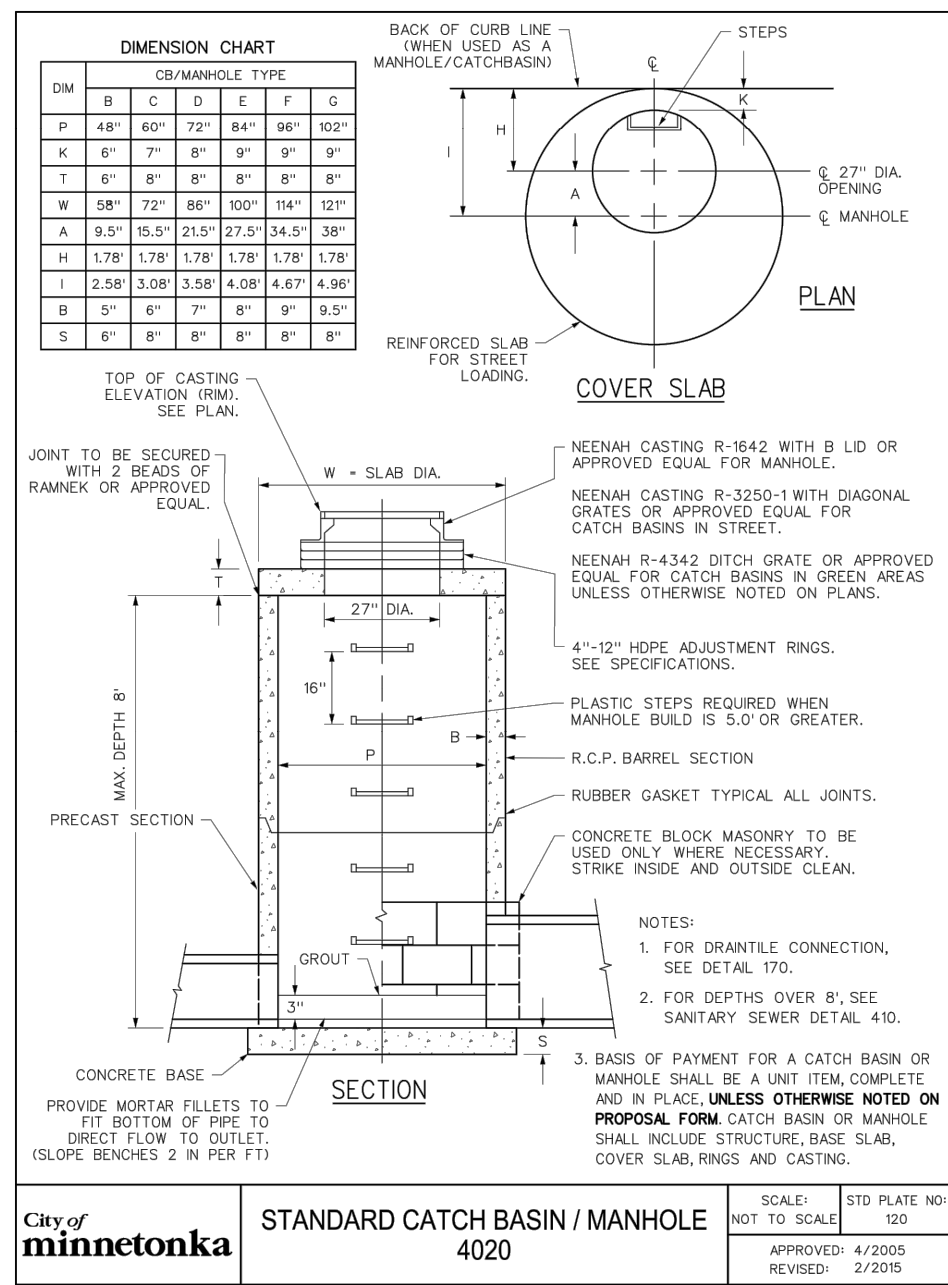
2 ROCK CONSTRUCTION ENTRANCE  
 NTS



3 INLET PROTECTION DETAIL  
 NTS







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NO.	DATE	DESCRIPTION OF REVISIONS

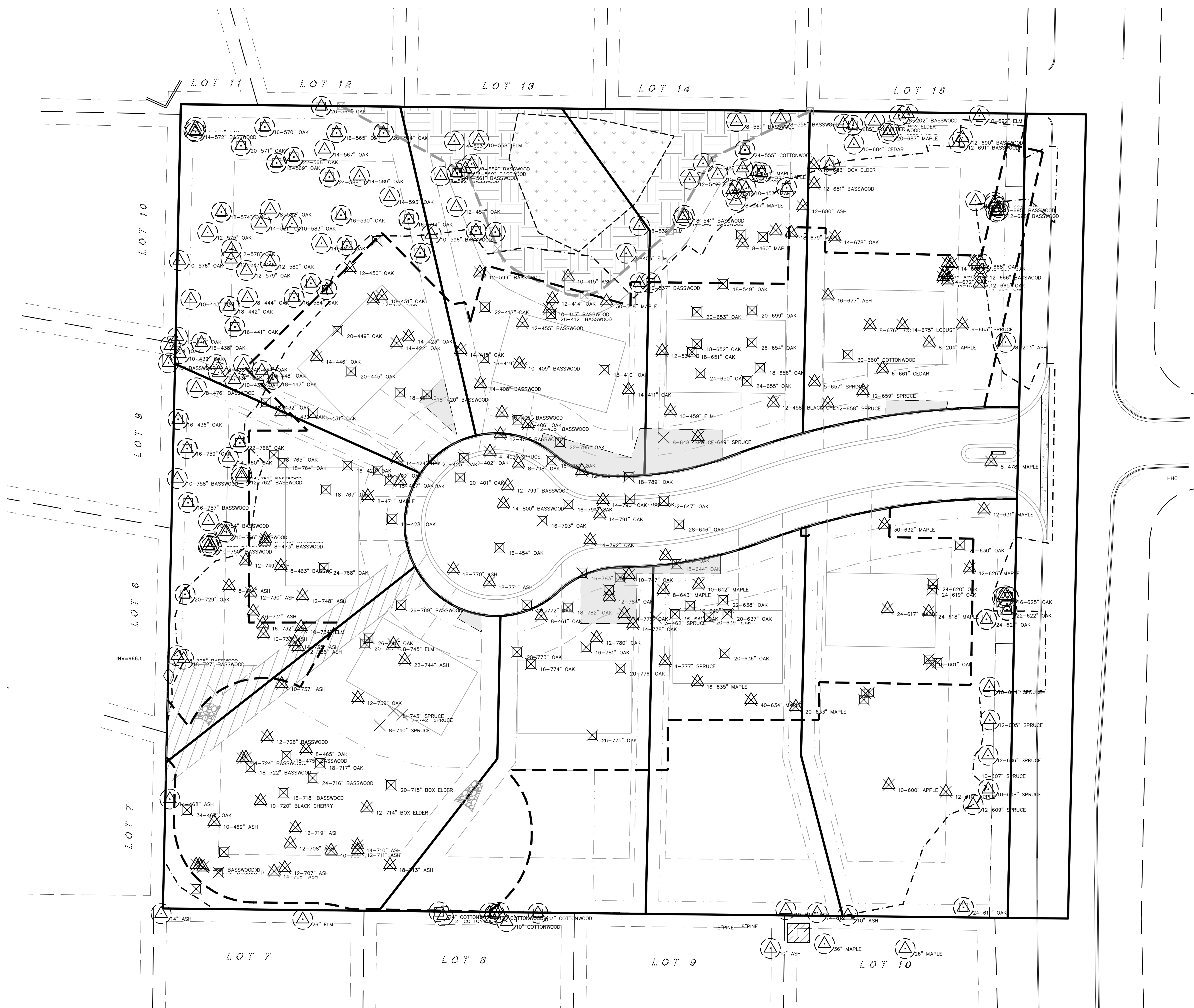
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 10/08/2021  
 DESIGNED: BJF DRAWN: JPD CHECKED BY: BJF

**DRAWING TITLE**  
 SITE DETAILS

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- ### LEGEND
- PROPERTY LIMITS
  - CONSTRUCTION LIMITS
  - TREE PROTECTION
  - EXEMPT LIMITS: (BASIC TREE REMOVAL AREA)
  - NON-EXEMPT: (NOT INCLUDE IN THE BASIC TREE REMOVAL AREA)
  - SIGNIFICANT TREES TO REMAIN
  - SIGNIFICANT TREES TO REMOVE
  - HIGH PRIORITY TREES TO REMAIN
  - HIGH PRIORITY TREES TO REMOVE
  - NON-SIGNIFICANT TREES TO REMOVE
  - TREE PROTECTION REQUIRED (SEE DETAIL 1 / L2)

### NOTES

- INSTALL TREE PROTECTION AROUND EXISTING TREES TO REMAIN (TYP.). WHERE CLUSTERS OF TREES ARE TO BE PROTECTED, CONTRACTOR SHALL INSTALL PROTECTION FENCING AROUND THE OUTERMOST DRIPLINE OF THE CLUSTER. SEE 1/L2.

### TREE DATA SUMMARY

(ALSO SEE TREE DATA TYPE & STATUS TABLE ON L2)

- TOTAL TREES ON-SITE: 352
- TOTAL TREES ON-SITE REMOVED: 207
- TOTAL TREES ON-SITE TO REPLACE: 19
  - \*\* QUALIFYING NON-EXEMPT (NOT INCLUDED IN THE 'BASIC TREE REMOVAL AREA')
- TOTAL CAL. INCHES ON-SITE: 5275
- TOTAL CAL. INCHES ON-SITE REMOVED: 3188
- TOTAL CAL. INCHES ON-SITE TO REPLACE: 270
  - \*\* QUALIFYING NON-EXEMPT (NOT INCLUDED IN THE 'BASIC TREE REMOVAL AREA')

\*EXEMPT TREES INCLUDE INVASIVE SPECIES SUCH AS BUCKTHORN AND HONEYSUCKLE. SIGNIFICANT TREES EXEMPT INCLUDE ASH, BOX ELDER, SILVER MAPLE, WILLOW, NORWAY MAPLE, AMUR MAPLE AND COLORADO SPRUCE.  
 \*EXEMPT TREES INCLUDE TREES OF POOR/DEAD HEALTH AND/OR EXTENSIVE DECAY OR HOLLOW; SUFFERS FROM A MAJOR INSECT OR PATHOLOGICAL PROBLEM THAT CANNOT BE RESOLVED.  
 \*EXEMPT TREES INCLUDE TREES TO ACCOMMODATE THE INSTALLATION OF PUBLIC STREETS, UTILITIES, OR STORM WATER PONDING AREAS NOTED UNDER THE 'BASIC TREE REMOVAL AREA'.

**1 TREE PRESERVATION PLAN**  
 SCALE: 1" = 30' (22" x 34" PAPER SIZE)

**ANDERSON**  
 13605 1st Avenue N. #100  
 Plymouth, MN 55441 | ae-mn.com  
 P 763.412.4000 | F 763.412.4090  
 Anderson Engineering of Minnesota, LLC

**WOODHAVEN AT MINNETONKA**  
 2424-2440 PLYMOUTH RD  
 MINNETONKA, MN 55305

AIRBORNE WOODHAVEN, LLC  
 13605 1ST AVE N #100  
 PLYMOUTH, MN 55441

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: CURT H. CLAEYS, PLA

SIGNATURE: **NOT FOR CONSTRUCTION**  
 DATE: 10/08/2021 LICENSE NO. 45613

### REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

### CITY SUBMITTAL

10/08/2021

DESIGNED: CHC	DRAWN: CHC	CHECKED BY: JAF
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DRAWING TITLE

**TREE PRESERVATION PLAN**

DRAWING NO.

**L1**

PLOTTED: ---	COMM. NO. 16523
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# LANDSCAPE CODE REQUIREMENTS

- MINIMUM LANDSCAPING REQUIREMENTS:**
- SIMILAR IN QUANTITY HAVING A MINIMUM VALUE IN CONFORMANCE WITH PROJECT VALUE, INCLUDING BUILDING CONSTRUCTION.
    - BELOW \$1,000,000 = 2%
    - \$1,000,001 - \$2,000,000 = \$20,000 + 1% OF PROJECT VALUE
    - \$2,000,001 - \$3,000,000 = \$30,000 + .75% OF PROJECT VALUE
    - \$3,000,001 - \$5,000,000 = \$37,000 + .25% OF PROJECT VALUE
    - OVER \$4,000,000 = 1%
  - AT LEAST PERCENT OF PROPOSED NEW PLANTINGS MUST BE SPECIES BENEFICIAL TO POLLINATORS DERIVED FROM THE CITY'S NATIVE OR NATIVE CULTIVAR PLANT LIST
  - NOT MORE THAN 25 PERCENT OF THE REQUIRED NUMBER OF TREES MAY BE COMPOSED OF ANY ONE SPECIES

**TREE PRESERVATION AND RESTORATION:**

- TREE REPLACEMENT REQUIREMENTS:**
- A1 = 11 ..... TOTAL NUMBER OF NON-EXEMPT SIGNIFICANT TREES LOST AS A RESULT OF THE LAND ALTERATION
  - A2 = 11 ..... SIGNIFICANT TREES REPLACEMENT RATE OF 1:1 AT 2" CAL.
  - B1 = 8 ..... TOTAL NUMBER OF NON-EXEMPT HIGH PRIORITY TREES LOST AS A RESULT OF THE LAND ALTERATION
  - B2 = 8 ..... HIGH PRIORITY TREES REPLACEMENT RATE OF 1:1

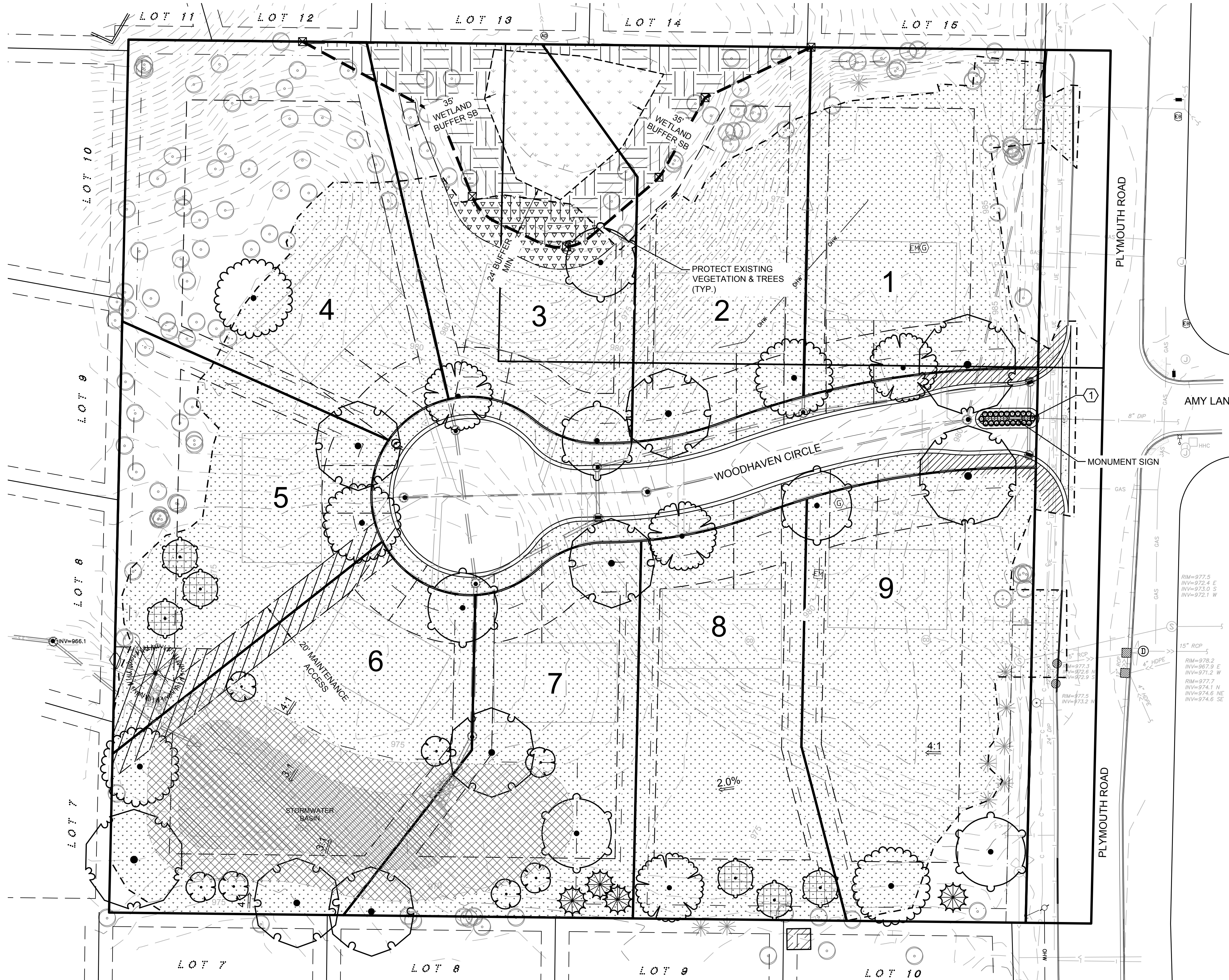
**TOTAL TREE REPLACEMENT REQUIRED: 19 TREES**

# NOTES

- ALL PLANTINGS WITHIN PROPERTY LIMITS SHALL RECEIVE IRRIGATION (SEE L4 FOR IRRIGATION NOTES)
- REFER TO PLAN SHEET L4 FOR SODDING, SEEDING, FERTILIZER AND TOPSOIL NOTES
- INSTALL SEED MIX ON ALL SLOPES 3:1 AND GRATER WITH EROSION CONTROL BLANKET; SEED MIX PER PLAN.
- INSTALL TREE PROTECTION AROUND EXISTING TREES TO REMAIN (TYP.), WHERE CLUSTERS OF TREES ARE TO BE PROTECTED, CONTRACTOR SHALL INSTALL PROTECTION FENCING AROUND THE OUTERMOST DRIPLINE OF THE CLUSTER. SEE 1/L2.

# LEGEND

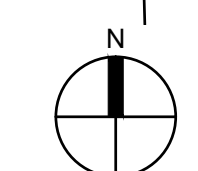
- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- NEW SOD w/IRRIGATION
- MESIC PRAIRIE MIX MN 35-241
- ZONE 4 - FLOODPLAIN ZONE SEED MIX PER MINNESOTA STORMWATER MANUAL VARIETY SHALL BE AN EQUAL PERCENTAGE OF: BOTTLEBRUSH SEDGE, VIRGINIA WILD RYE, RICE-CUT GRASS, SWITCHGRASS, GREEN BULRUSH, PRAIRIE CORD GRASS
- 2" PLUGS PLANTED AT 24" O.C. VARIETY SHALL BE AN EQUAL PERCENTAGE OF: BOTTLEBRUSH SEDGE, VIRGINIA WILD RYE, RICE-CUT GRASS, SWITCHGRASS, GREEN BULRUSH, PRAIRIE CORD GRASS
- RIPARIAN SOUTH AND WEST MIX - MN 34-261 - PER MNDOT RECOMMENDATIONS.
- 3" DP SHREDDED HARDWOOD MULCH w/OUT FABRIC
- COMMERCIAL GRADE POLY EDGER



# PLANTING SCHEDULE

CONIFEROUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	HT
	JVE	5	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	B&B	6' HT.
	LLA	1	AMERICAN LARCH LARIX LARICINA	B&B	6' HT.
	PGD	4	BLACK HILLS WHITE SPRUCE PICEA GLAUCA 'DENSATA'	B&B	6' HT.
<b>CONIFEROUS TOTAL: 10</b>					
DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	AGA	7	AUTUMN BRILLIANCE SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B	2" CAL.
	COC	5	COMMON HACKBERRY CELTIS OCCIDENTALIS	B&B	2" CAL.
	GTS	4	SKYLINE HONEY LOCUST GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B	2" CAL.
	GDO	6	KENTUCKY COFFEETREE GYMNOCLADUS DIOICA	B&B	2" CAL.
	OBI	3	SWAMP WHITE OAK QUERCUS BICOLOR	B&B	2" CAL.
	TAR	6	REDMOND AMERICAN LINDEN TILIA AMERICANA 'REDMOND'	B&B	2" CAL.
<b>DECIDUOUS TOTAL: 31</b>					
ORNAMENTAL GRASS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	SH	20	PRAIRIE DROPSEED SPOROBOLOUS HETEROLEPIS	CONT.	3 GAL.
PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	VS	5	HOARY VERVAIN VERBENA STRICTA	CONT.	3 GAL.

**1 PLANTING PLAN**  
SCALE: 1" = 30' (22" x 34" PAPER SIZE)



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**CITY SUBMITTAL**  
10/08/2021

DESIGNED: CHC	DRAWN: CHC	CHECKED BY: JAF
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**DRAWING TITLE**

**PLANTING PLAN**

**DRAWING NO.**

**L3**

PLOTTED: ---	COMM. NO. 16523
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Oct 08, 2021 11:13am J:\16500\16523 - AIRBORNE - PLYMOUTH RD PROPERTY - MINNETONKA MN\06 LA\01 CAD files\01 SHEETS\16523\_L\_PLANTING.dwg  
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## GENERAL LANDSCAPE NOTES

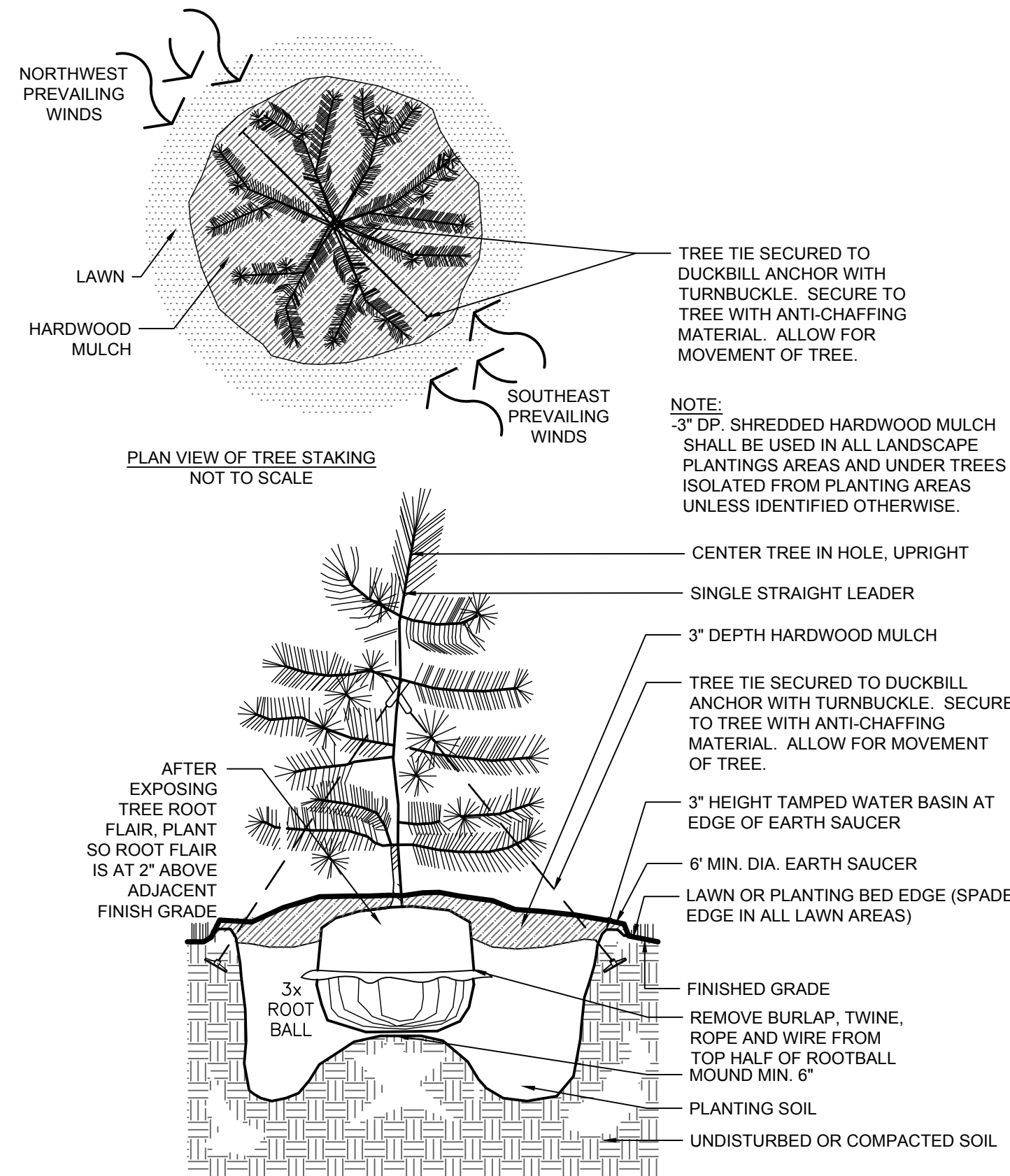
- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA.
- IT IS THE RESPONSIBILITY OF THE OWNER & CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULE, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF 6 MONTHS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR. DECIDUOUS TREES WILL BE GUARANTEED FOR TWO CALENDAR YEARS FROM TIME OF PROVISIONAL ACCEPTANCE.
- ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND SHALL BE APPROVED BY OWNERS REPRESENTATIVE BEFORE THEY ARE INSTALLED.
- CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNERS REPRESENTATIVE APPROVAL.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT, HEAVY TO LIGHT SOILS).
- LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE OWNER WITH MAINTENANCE INFORMATION DURING GUARANTEE PERIOD RELATING TO WATERING, FEEDING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY OWNERS REPRESENTATIVE.
- BREATHABLE SYNTHETIC FABRIC TREE WRAP: WHITE IN COLOR, IN 3 INCH WIDE ROLLS. MATERIAL SHALL BE SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREE WRAP SHALL BE SECURED TO THE TRUNK USING BIO-DEGRADABLE TAPE SUITABLE FOR NURSERY USE AND WHICH IS EXPECTED TO DEGRADE IN SUNLIGHT IN LESS THAN 2 YEARS AFTER INSTALLATION. WRAP ALL TREES, EXCEPT HACKBERRY TREE SHALL BE PROTECTED PRIOR TO 12/1.
- POLY EDGER UNLESS SPECIFIED OTHERWISE, SHALL BE BLACK VINYL STYLE EDGER.
- ALL PLANTING AREAS SPECIFIED SHALL RECEIVE 3" DEPTH 1" TO 1-1/2" SHREDDED HARDWOOD MULCH BE INSTALLED WITHOUT LANDSCAPED FABRIC AS INDICATED ON THE PANS & DETAILS.
- ALL TREES PLANTED INDEPENDENTLY OF SPECIFIED BEDS SHALL RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITHOUT FABRIC.
- ALL PLANTINGS SHALL RECEIVE FERTILIZER AND APPLIED AT THE RATE INDICATED BY THE MANUFACTURER. FERTILIZER SHALL BE GENERAL PURPOSE 10-10-10.
- DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT NOTED IN PLANT SCHEDULE.
- IF THE CONTRACTOR FEELS AN ERROR HAS BEEN MADE REGARDING SPACING OR HARDINESS OF A SPECIES OF PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. CONTRACTOR SHALL AVOID INSTALLING ANY PLANT MATERIAL IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTEE PERIOD OR AS DIRECTED BY THE OWNER.
- THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
- THE CONTRACTOR SHALL MEET WITH THE OWNER ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE WARRANTEE PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.

## IRRIGATION NOTES

- PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
- THE IRRIGATION SHALL BE DESIGN/BUILD SYSTEM BY THE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE OWNER PRIOR TO ORDER AND/OR INSTALLATION.
- VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN TURF AREAS SHALL BE VALVED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IT IS RECOMMENDED THAT FULL SUN AND SHADY AREAS TO BE VALVED SEPARATELY AS WELL AS HIGH RUN-OFF AND LOW RUN-OFF AREAS TO BE VALVED SEPARATELY.
- CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
- SYSTEM SHOULD BE DESIGNED TO OPERATE AT UP TO 300 GPM @ 90 PSI TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
- RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
- AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SPRINKLER ARCS SHALL BE DETERMINED ON SITE BY THE IRRIGATION INSTALLER TO PROVIDE THE MAXIMUM COVERAGE POSSIBLE. CAREFULLY ADJUST THE ARCS AND RADIUS OF EACH SPRINKLER TO PROVIDE HEAD-TO-HEAD COVERAGE.
- WITHIN EXTREME SLOPED AREAS:
  - INSTALL STATIONS SEPARATELY FOR TOP AND BOTTOM OF SLOPED AREAS
  - INSTALL LATERAL PIPES PARALLEL TO SLOPE IF SLOPE IS TOO EXTREME FOR MACHINERY. INSTALL LATERAL PIPES SAFELY AND TEE-FEED INDIVIDUAL SPRINKLERS VIA DOWNHILL PIPING PERPENDICULAR TO FEED LINE
- LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
- DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
- MAINLINE PIPING BENEATH TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM EARTH COVER OF 30-INCHES FROM BOTTOM OF ROAD SUB-GRADE AND CONTAIN SLEEVES NOT LESS THAN TWO NOMINAL DIMENSIONS GREATER THAN THE PIPE PASSING THROUGH.
- IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY
- TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
- TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
- MAINLINE PRESSURE PIPE FITTINGS 3-INCHES AND LARGER SHALL BE PUSH ON GASKET JOINED AND SHALL HAVE MECHANICAL JOINT RESTRAINTS. MAINLINE PRESSURE PIPE FITTINGS 2.5-INCHES AND SMALLER SHALL BE GLUED AND SHALL HAVE CONCRETE THRUST BLOCKS AT FITTINGS THAT COMPRISE CHANGE IN DIRECTION.
- OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRIGATION, COORDINATE WITH GENERAL CONTRACTOR.
- INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTOR, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
- IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
- CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES INCLUDING:
  - ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE
  - DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.
  - SHAKE WIRE AT BOTTOM OF TRENCH BENEATH MAINLINE.
  - PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.
  - PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.
  - ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.
  - ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVEING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE SIZED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.
  - ALL WIRING SHALL BE IDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.
  - GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.
- SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS.

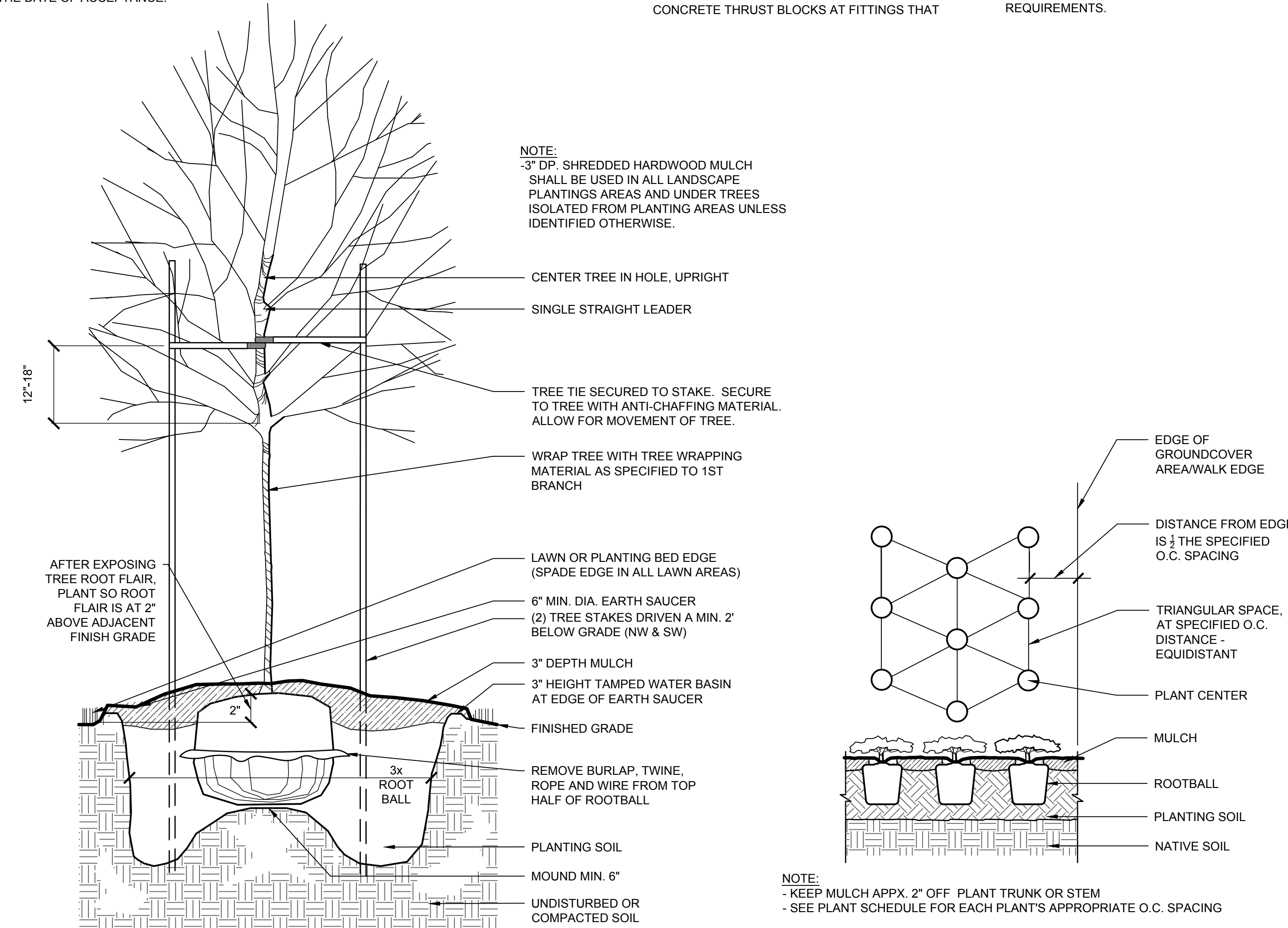
## GENERAL SODDING, SEEDING & TOPSOIL

- SOD SHALL BE HIGHLAND SOD, 30" X 100" ROLLS PREFERRED WHERE APPLICABLE. TO BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR TO A MIN. DEPTH OF 12" PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
- PLANTING SOIL REQUIRED: MIXTURE TO INCLUDE 45% TOPSOIL, 45% PEAT OR MANURE AND 10% SAND. ALL TREE, SHRUB AND PERENNIAL PLANTINGS SHALL RECEIVE 8" DEPTH OF PLANTING SOIL MIXTURE. ALL SODDED AREAS TO RECEIVE 4" DEPTH OF PLANTING SOIL MIXTURE. ALL SEEDED AREAS TO RECEIVE 2" DEPTH OF PLANTING SOIL MIXTURE.
- ALL SODDED AREAS SHALL HAVE 6" MINIMUM DEPTH OF TOPSOIL.
- ALL AREAS SPECIFIED AS MESIC PRAIRIE MIX TO BE SEEDED WITH MN DOT 35-241 MESIC PRAIRIE GENERAL MIX. BROADCAST AT A RATE OF 37 LBS./AC. (INCLUDES COVER CROP). EROSION CONTROL MEASURES AS REQUIRED PER CIVIL.
- ALL AREAS SPECIFIED AS 'NATIVE SEED MIX' TO BE SEEDED WITH MNDOT MIX 33-262. BROADCAST, DRILL AND/OR HYDROSEED AT A RATE OF 44 LBS./AC. WITH 2 TONS SHREDDED AND PUNCHED IN PLACE STRAW PER ACRE. SEED MIX SHALL BE ABLE TO WITHSTAND PERIODIC FLOODING.
- ALL AREAS SPECIFIED AS 'WET PRAIRIE MIX' TO BE SEEDED WITH MN DOT 34-262 WET PRAIRIE MIX. BROADCAST AT A RATE OF 15 LBS./AC. (INCLUDES COVER CROP) WITH EROSION CONTROL BLANKET AS REQUIRED PER CIVIL. SEE CIVIL FOR NORMAL WATER LEVEL.



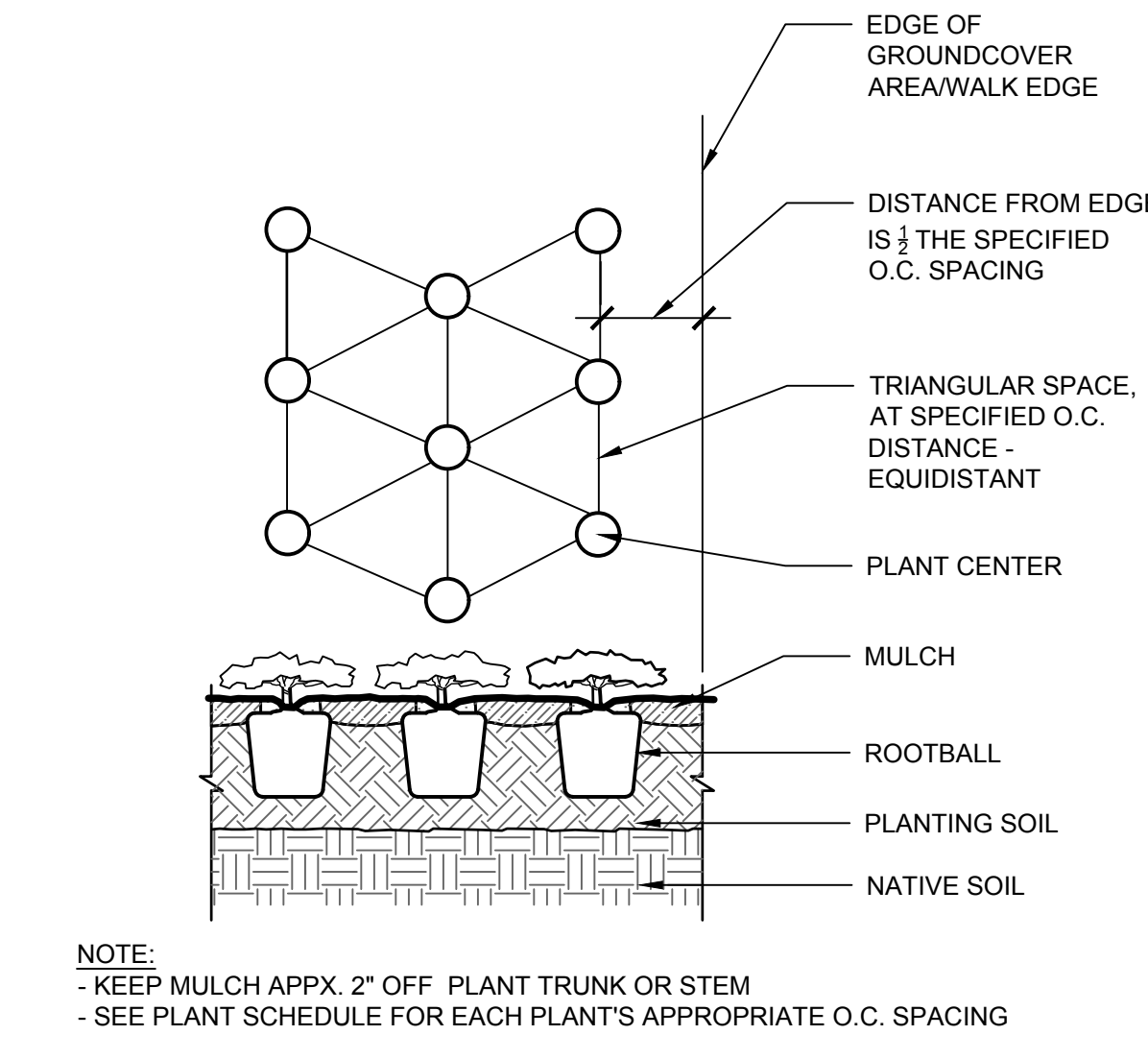
1 EVERGREEN TREE PLANTING (TYP.)

SCALE: N.T.S.



2 DECIDUOUS TREE PLANTING (TYP.)

SCALE: N.T.S.



3 SHRUB BED SPACING (TYP.)

SCALE: N.T.S.



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### CITY SUBMITTAL

10/08/2021

DESIGNED: CHC	DRAWN: CHC	CHECKED BY: JAF
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### DRAWING TITLE

## PLANTING NOTES & DETAILS

DRAWING NO.

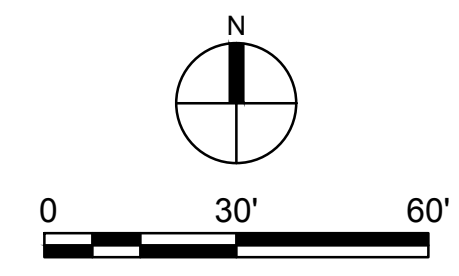
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PLOTTED: --- COMM. NO. 16523

16523

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 Xref Filename: \16523 Title Block



**LEGEND**

- DRAINAGE ARROW DIRECTION
- DRAINAGE AREA BOUNDARY
- SUB-DRAINAGE AREA

DRAINAGE AREA	SQUARE FEET			ACRES			DRAINAGE AREA
	IMPERVIOUS	PERVIOUS	TOTAL	IMPERVIOUS	PERVIOUS	TOTAL	
1S	0	11,360	11,360	0.000	0.261	0.261	Northwest
2S	392	51,646	52,038	0.009	1.186	1.195	North
3S	9,077	36,619	45,696	0.208	0.841	1.049	East
4S	1,251	72,438	73,689	0.029	1.663	1.692	Southwest
5S	217	20,295	20,512	0.005	0.466	0.471	South
<b>TOTAL</b>	<b>10,937</b>	<b>192,358</b>	<b>203,295</b>	<b>0.251</b>	<b>4.416</b>	<b>4.667</b>	<b>TOTAL</b>



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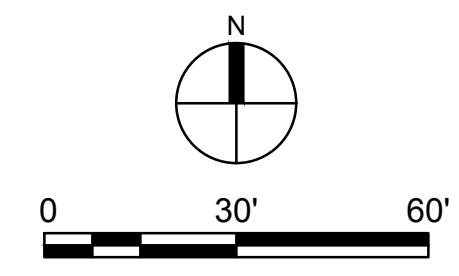
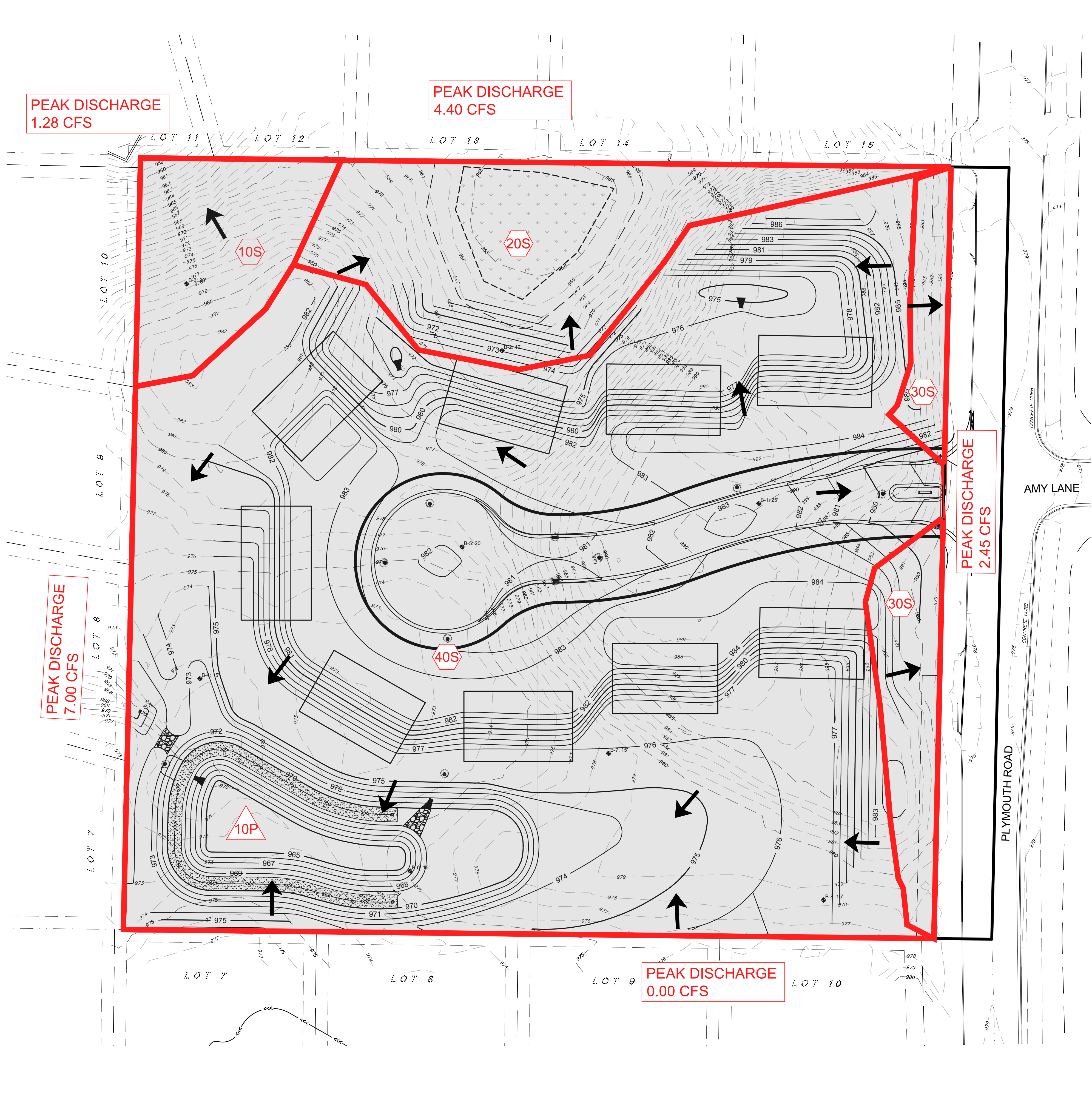
DESIGNED:	DRAWN:	CHECKED BY:
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DRAWING TITLE  
**EXISTING DRAINAGE AREA MAP**

DRAWING NO.  
**A**

PLOTTED:	COMM. NO.
---	16523

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**LEGEND**

- DRAINAGE ARROW DIRECTION
- DRAINAGE AREA BOUNDARY
- SUB-DRAINAGE AREA

PROPOSED CONDITIONS							
DRAINAGE AREA	SQUARE FEET			ACRES			DRAINAGE AREA
	IMPERVIOUS	PERVIOUS	TOTAL	IMPERVIOUS	PERVIOUS	TOTAL	
10S	0	11,360	11,360	0.000	0.261	0.261	Northwest
20S	202	22,202	22,404	0.005	0.510	0.514	North
30S	0	10,377	10,377	0.000	0.238	0.238	East
40S	43,396	115,758	159,154	0.996	2.657	3.654	POND
<b>TOTAL</b>	<b>43,598</b>	<b>159,697</b>	<b>203,295</b>	<b>1.001</b>	<b>3.666</b>	<b>4.667</b>	<b>TOTAL</b>

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 Anderson Engineering of Minnesota, LLC

**WOODHAVEN AT MINNETONKA**

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 MINNETONKA, MN 55305

AIRBORNE WOODHAVEN, LLC  
 13605 1ST AVE N #100  
 PLYMOUTH, MN 55441

**REVISION LOG**

NO.	DATE	DESCRIPTION OF REVISIONS

**CITY SUBMITTAL**  
 10/08/2021

DESIGNED: \_\_\_\_\_ DRAWN: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

DRAWING TITLE

**PROPOSED DRAINAGE MAP**

DRAWING NO.

**B**

PLOTTED: \_\_\_\_\_ COMM. NO. 16523