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**Title:** Permit 24-053: Walser Kia

**Prepared by:** Name: Trey Jonas, Permitting Technician  
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**Recommendation:**

Approval of MCWD permit application on the following conditions:

Conditions for permit issuance:

1. Submission of recorded maintenance declaration for Wetland Buffers for District approval, then recordation and submission of receipt
2. Implementation of the approved planting plan
3. Reimbursement of District fees for engineering and legal review
4. Submission of Financial Assurance for Wetland Protection

**Summary and Background:**

Location:

Walser Real Estate, LLC (Applicant) has applied for a Minnehaha Creek Watershed District (MCWD) permit for the construction of a Kia car dealership. The proposed development involves removing an existing commercial building and parking lot and constructing a new car dealership building, customer parking lot, and a parking ramp to the north. The property is located at 15724 & 15700 Wayzata Boulevard in the city of Minnetonka.

The property sits in the northwest of Minnetonka, on a frontage road adjacent to Highway 12, in the Minnehaha Creek subwatershed. The existing site primarily drains to the ditches and wetlands located east and west of the existing building. The south portion of the parking lot drains to an existing catch basin which further flows via storm pipe to the eastern ditch. The eastern ditch then flows south below Highway 12, towards Linner Park, eventually draining to Minnehaha Creek.

Proposed Development and Rule Triggers:

The development (Walser Kia) proposes to redevelop an existing building on the 11.37-acre parcel and add a parking ramp in the northern section of the parcel. As shown in Attachment B.

The proposed project triggers MCWD's Wetland Protection rule. The project is also subject to the MCWD Stormwater Management, Erosion Control, and Floodplain Alteration rules, and to the Minnesota Wetland Conservation Act (WCA). The MCWD does not exercise its authority under those three rules within the City of Minnetonka, and the City is the implementing local government unit (LGU) for WCA. The City has determined that the project meets its ordinances and WCA requirements. The Applicant requests an exception, pursuant to the MCWD Variances and Exceptions rule, with respect to Wetland Protection rule section 6(c) – buffer width. This application has been reviewed under the District's prior rule version and as such rule section references are to the previous rule iteration.

City Rule Requirements:

The city's stormwater rule requires Rate, Volume, and Water Quality treatment. The applicant's plans demonstrate no increase in peak runoff rates going offsite for the 1-, 10-, and 100-year rainfall events, provide for abstraction of the first 1.1-inch of rainfall from the site's net new and reconstructed impervious surface, and decrease annual loading of TP and TSS by meeting volume reduction requirement.

Additionally, the city requires that there is no net loss in floodplain volume. The applicant's plans meet this requirement.

**Request for Exception to Wetland Protection Rule:**

Wetlands and Wetland Buffer Requirements:

The subject parcel contains delineated wetlands. Westwood DPS conducted a wetland delineation & MnRAM assessment on July 22<sup>nd</sup>, 2023. The report identified a 4.96-acre type 2, 3, 4, and 6 wetland and classified it as a Manage 2. District & City Staff reviewed the documents and concur with the findings. Pursuant to MCWD's Wetland Protection Rule, a Manage 2 wetland requires a wetland buffer of 30 feet average width. Based on site factors, there is no adjustment under the rule to this base buffer width. Buffer width at any point may vary down to 50% of the base width based on other demonstrated site constraints, as long as there is no reduction in total buffer area. When averaging buffers in this way, any part of the buffer exceeding 200% of the buffer width is excluded.

Wetland Buffer Exception Request:

Walser Kia has adjusted the site plan to eliminate any proposed direct permanent wetland impacts with this project. However, due to spatial constraints associated with the proposed use of the property, the Applicant is seeking an exception to the Wetland Buffer requirements in one discrete area where minimum wetland buffer width is not met (Attachment A.).

The Board is being asked to consider an exception to the minimum wetland buffer width requirement in this area, on the basis that the Applicant is proposing a plan that achieves equal or greater natural resource protection than would strict conformance with the rule.

The applicant proposes to achieve this offset by providing buffer area greater than what is required under the wetland protection rule, and by providing an enhanced planting plan that includes additional tree and shrub plugs that will increase the diversity of riparian terrestrial habitat of the buffer area and support stabilization of the wetland edges and surrounding slopes. Additionally, the site is designed to minimize and direct runoff from the location of buffer width shortage away from the wetland towards a stormwater BMP for treatment.

In accordance with Section 5 of the Exceptions Rule, the Board of Managers may grant an exception from a particular rule provision on a determination that the proposed application, with such further considerations as the Board may impose, will achieve an equal or greater degree of water resource protection than would strict compliance with the provision.

**District Rule Analysis:**

Wetland Protection Rule

A 4.96-acre type 2, 3, 4, and 6 wetland is identified on the subject parcel in the July 22<sup>nd</sup>, 2023, delineation report, and through a MnRAM assessment, as having a Manage 2 management classification.

The vegetated buffer requirements of Sections 5, 6, and 7 apply if the work requires or, in this case, would require a permit under the MCWD Stormwater Management or Waterbody Crossings & Structures rule. The buffer requirement applies in this case.

Per section 5(a) of the Wetland Protection rule, a buffer must be provided on the wetland edge downgradient of the proposed disturbance. The construction of a new car dealership is considered to be a disturbance and the Applicant has provided plans for a vegetated buffer around the boundary of the wetland that is within the property and downgradient of site disturbance. Additional analysis on buffer width has been provided under section 6(c) below.

Per section 5(b) of the rule, buffer is required of a width as set forth in section 6, which is reviewed below.

Per section 5(c) of the rule, the buffer must be documented by a declaration or other recordable instrument. Submission of a maintenance declaration is listed as a condition of approval to satisfy this requirement.

Section 5(d) of the rule requires a permanent wetland buffer monument to be installed at each lot line where it intersects the buffer, and where needed to indicate the contour of the buffer, with a maximum spacing of 100 feet. Submission of a wetland buffer monument plan that is in accordance with the rule is listed as a condition of approval to satisfy this requirement.

Per section 6(a) of the rule, buffer width requirements are determined by the management class of the wetland. A delineation and MNRAM classify the wetlands downgradient of the disturbance as Manage 2 management class, which corresponds to a 30-foot base buffer width.

Section 6(c) of the rule, buffer averaging is permitted should the full width of the buffer not be able to be provided in all locations. Under this provision of the rule, for a buffer on a Manage 2 wetland, the buffer width may range from a minimum width of 15 feet (50%) to a maximum width of 60 feet (200%), provided that there is no reduction in total buffer area compared with a uniform 30-foot buffer along the length of the wetland.

The Applicant proposes to provide excess buffer area for the wetland. However, the plan is unable to meet the required MCWD minimum buffer width requirement in one location on the edge of the wetland within the property boundary. The Applicant has requested an Exception from compliance with section 6(c) of the Wetland Protection rule, which has been analyzed under the Exception criteria below.

The Applicant's plans indicate 1 location where the minimum buffer width is not provided due to the location of a proposed access road.

Shown on Site Plan Attachment C, there is one segment within the project that does not meet the minimum buffer width. To gain access to the northern portion of the site, a 249 foot long, 22 foot wide drive is required. The placement of the access road was done to avoid permanent wetland impacts and minimize temporary impacts.

For the site as a whole, the required 30-foot average buffer results in 1.99 acres of buffer in total; the Applicant proposes to provide 2.38 acres of buffer, and therefore meets the buffer area requirements. The minimum width is met in all areas except the area on both sides of the access road that do not meet the 15-foot minimum buffer requirement. Along this length, the shortfall in buffer area is 2,887 square feet, with multiple locations proposing a 0.5 buffer width. Details of the shortage are outlined in the Buffer Width Shortfall section below. The Applicant is requesting a minimum buffer width exception for this location.

The criteria of section 7(a) of the Wetland Protection rule, which prohibits actions such as mowing, fertilizing, or placement of yard waste within the buffer area, are memorialized by means of the maintenance declaration. Submission of a maintenance declaration including these provisions is listed as a condition of approval.

Per section 7(c), buffer areas that are not vegetated or will be disturbed by grading or other site activities during construction shall be replanted and maintained according to the specific standards. Staff have reviewed the proposed project and have determined that the plans disturb the buffer area and that a buffer planting and maintenance plan is required. The applicants submitted an enhanced planting plan that indicates that the buffer will be seeded with a mesic prairie mix and enhanced by planting native shrubs and 100 native trees within the buffer area (Attachment B.). Staff have reviewed the Applicant's planting and maintenance plan and determined that this provision of the rule is met.

In summary, the project meets the requirements of the Wetland Protection Rule, apart from section 6(c), as noted above, for which the Applicant has requested an Exception.

#### **Exception Request:**

##### Wetland Buffer Requirements & Proposal:

The Variance and Exception Rule allows the Board of Managers to grant an exception from a provision of the rules on a determination that the proposed application will achieve an equal or greater degree of water resource protection than strict compliance with the provision. The Wetland Protection Rule requires that buffers are established around downgradient wetlands. The Wetland onsite is manage 2, and requires a 30-foot buffer, with a 15-foot minimum width.

Attachment C. indicates a section adjacent to the wetland on the western edge of the parcel where the minimum buffer width is not provided due to a constrained corridor for the internal drive that provides access to the northern portion of the parcel. Because of this, the Applicant has requested an exception from the buffer minimum width at section 6(c) of the Wetland Protection Rule.

Buffer Width Shortfall:

The wetland adjacent to the buffer shortfall is classified as a type 2 wetland. This section of wetland is adjacent to developed upland area along Highway 12. On the north side of the Parcel, a larger amount of wetland exists that connects to a larger wetland complex offsite that is downstream of Gleason Lake and drains eventually to Minnehaha Creek.

The applicant is proposing a buffer shortfall along the internal drive that grants access to the northern portion of the parcel. On the west side of the drive, a length of 140 feet has a buffer shortage. 90 feet of that shortage has a width of 0.5 feet while the remaining length gradually expands to the full buffer width. On the east side of the road, a length of 50 feet has a buffer shortage. 20 feet of that shortage has a width of 0.5 feet, while the remaining length gradually expands to the full buffer width. In total, there is a shortage of 2,887 square feet of buffer in this location.

Wetland buffers are required principally to provide water quality benefit, habitat, and a physical setback from developed areas and wetlands.

Wetland buffers promote infiltration of stormwater. The buffer shortage in this area will reduce the amount of runoff infiltration prior to reaching the wetland.

Wetland buffers provide habitat to various species of wildlife and can act as a connecting corridor for passage. The buffer shortage in this location will reduce the square footage of overall habitat in this location and potentially make wildlife passage difficult for some species of animals.

Buffers also provide a physical setback from upland development, and limit potential wetland disturbance from upland human activities. The buffer shortage will reduce this gap, making the wetland more susceptible to impact from adjacent activities.

Buffer Width Offset:

To support the request for an exception, the Applicant has provided a detailed exception application (Attachment A). The basis of the exception application is that the Applicant proposes to offset the lost habitat and stormwater management functions of the buffer width shortfall through an enhanced planting plan of the buffer, added buffer area and site design that mitigates the lost water quality and habitat benefit of the buffer shortage.

The submitted enhanced wetland buffer planting plan utilizes a Mesic Prairie seed mix (MNDOT Mix 35-641) which will be protected by hydro-mulching or erosion control blanket. In terms of an enhanced planting plan, the Applicant is proposing to go beyond the minimum requirement to re-seed and stabilize the wetland buffer, by installing native trees and shrubs throughout the buffer. These shrubs and trees bring vertical structure, songbird nesting, terrestrial habitat, and pollinator habitat.

Additionally, to offset the width shortage the applicants propose to oversize the buffer area by doubling the width of the buffer in areas where space allows. A conforming buffer around the site would provide 1.99 acres of buffer area. The applicant's proposal creates 2.38 acres of buffer area.

In addition to enhanced buffer planting and oversized buffers, the Applicant has provided a plan to provide more water quality benefit that would otherwise be provided by a conforming buffer width. Based on the MCWD Volume Abstraction Credit Schedule in Appendix A, the 100 additional new trees planted within the buffer provide an additional 524 CF stormwater volume reduction. In addition to this water quality benefit, the area of buffer shortage has been designed to direct runoff away from the buffer area, towards onsite biofiltration basins for treatment.



Lastly, the applicants have analyzed the habitat corridor in the location of the buffer shortage, and determined that the Wetland (4.96 acres within the property) comprises wet meadow, shallow marsh, deep marsh, and shrub-carr wetland types. The sub-minimum buffer is located within the Type 2 wetland area on the west side and Type 1 wetland on the east side (see attachment C.). The MnRAM for the wetland indicates moderate value for Habitat Structure (wildlife) and low value for Amphibian Habitat. The buffer shortage is not anticipated to affect movement of wildlife. Additionally, the wetland in the area of the sub-minimum buffer is generally without standing water and therefore wildlife will be able to move within the wetland area similar to moving through the buffer, so wildlife should be able to move along the access road even with the reduced buffer. However, it will likely be more difficult for wildlife to cross the proposed access road since retaining walls are proposed on each side in order to direct stormwater away from and avoid impacting the wetland.

Exception Analysis:

The Applicant's exception proposal has been reviewed by staff and the District Engineer, to assess whether the proposed plan will provide greater ecological integrity within the buffer and greater water quality benefit, than would strict compliance with the rule.

Ecological Integrity:

With regards to overall ecological integrity, the one segment of the proposed buffer width shortfall is near impervious cover and development.

The proposed plan will add 0.39 acres of additional buffer not required by strict compliance with the rule. The added buffer area will increase the separation between the developed and natural area of the parcel and provide additional wildlife habitat.

The trees and shrubs will provide physical habitat structure, not found in a typical seeded buffer, and the root systems of these plant species will promote increased infiltration, soil stabilization, evapotranspiration, shading, and carbon sequestration.

Overall, increasing the diversity of native species within a planted buffer will increase its resilience to environmental stressors, and reduce the occurrence of non-native invasive species that may require chemical treatments, human impact, or maintenance disturbance.

On this basis, staff finds that the proposed planting plan will increase the volume and diversity of plant composition within the wetland buffer, beyond that which would be achieved through a standard seeding plan required under the rule.

Regarding wildlife passage and corridor, because the wetland adjacent to the buffer shortfall is type 2 and rarely has standing water, staff anticipate that wildlife will generally be able to move along and through the wetland. Additionally, while the retaining wall will potentially restrict crossing, it is in place to avoid permanent wetland impacts.

Stormwater Function:

District staff have compared stormwater functions that may have been provided by the 2,887 square foot wetland buffer width shortfall to the supplemental water quality treatment being provided by the addition of native trees, buffer area and site design to minimize runoff. The additional 100 native trees within the buffer area will provide 524 cf of stormwater volume reduction, and the additional 0.39 acres of wetland buffer provide an additional 0.2lb. total phosphorus reduction per year. Additionally, the curb has been designed such that no storm event will overtop, and stormwater runoff will flow South for treatment.

In consultation with the District Engineer, in the judgment of staff, the additional buffer area, and enhanced plantings will provide more stormwater benefit than that of a compliant buffer area.

**Summary:**

The Applicant has applied for a Minnehaha Creek Watershed District permit for the Wetland Protection rule, and an Exception to providing the required minimum buffer width along various locations of 249 linear feet of on-site Manage 2 wetland.

Staff and the District Engineer have evaluated the exception to the wetland buffer provisions looking at the replaced ecological and water quality functions of the proposal and find that the Applicant has provided sufficient evidence that the proposed project will achieve a greater degree of water resource protection than would strict compliance with the minimum buffer width requirement per sections 6(c) of the Wetland Protection Rule.

Therefore, staff recommends approval of the permit application with the conditions listed at the beginning of the report.

**Attachments:**

- A. Exception Narrative
- B. Civil Site Plans
- C. Wetland Buffer Plan



April 26, 2024

Minnehaha Creek Watershed District  
15320 Minnetonka Blvd  
Minnetonka, MN 55345

Re: MCWD Permit Application #24-053 – Walser Kia  
Revised Exception Request  
File 0036502.00

Dear MCWD Board of Managers and permitting team,

This letter is regarding an exception request related to the minimum wetland buffer width for the proposed Walser Kia development.

The subject site is an 11.379 acre parcel in the City of Minnetonka located north of Wayzata Blvd. Per the Wetland Delineation Report by Westwood Professional Services dated July 22, 2022, there is one wetland on the site totaling 4.82 acres (42% of the subject site). Refer to Exhibit A for a map of the delineated wetlands. A MnRAM Technical Assessment classifies the wetland as Manage 2, as has been concurred by City of Minnetonka and MCWD staff.

### **Exception Requested**

The proposed development requests an exception to MCWD's Wetland Protection Rule §6 Buffer Width. Per the rule, a 30' base buffer width is required with a minimum width limited to 50% of the buffer width (15' for the subject project). With buffer averaging, the proposed buffer exceeds the required buffer area by 0.42 acres (18,477 SF) as shown in Exhibit B. However, flexibility from the minimum width is requested for the access road connecting the south portion of the site to the north portion of the site, which contains the majority of the parcel's buildable area. Strict compliance with the rule would leave less than a 2' wide access path to the north portion of the site and would eliminate the feasibility of site improvements to this portion of the site. For purposes of this exemption request, the analysis will compare the proposed project (with the sub-minimum buffer) with a site design that conforms to the District buffer requirements. Existing conditions information is included for reference to the additional buffer enhancements.

### **Existing Conditions**

The site currently contains a strip mall and associated parking lot. North of the existing building is an upland area connected to the south portion of the site through a graveled causeway. The site does not have any formally established wetland buffers, and the existing parking lot encroaches within the 15' minimum buffer requirement along the north, east, and west sides. Existing encroachments into the minimum buffer requirement total to 5,331 SF. See Figures 1 through 3 attached for photos of existing conditions.

## Proposed Improvements

The proposed redevelopment encompasses the removal of the existing strip mall and associated parking lot, and construction of a new commercial building and parking lot on the south portion of the site and a new parking structure on the north portion of the site. Significant landscaping and stormwater improvements are proposed for the site. After several rounds of comments and working with the City of Minnetonka, the project plans for the proposed development were approved by Minnetonka City Council in January, 2024.

The proposed encroachment into the minimum wetland buffer requirement associated with the access road totals to 2,887 SF (2,444 SF less than existing conditions). Note that this buffer area is compensated for in excess in other locations onsite. Per MCWD rules, the total buffer area exceeds the required area by 0.42 acres. On the south portion of the site, the existing buffer will be restored by removing existing pavement and establishing native trees and plantings. This additional and restored buffer area provides additional habitat preservation.

**Table 1: Impact Summary**

<b>Project Site</b>	<b>Compliant Project</b>	<b>Proposed Project</b>
Buffer Width	30' with 15' minimum	0.5' – 60'
Encroachment within minimum 15' buffer	0	2,887 SF
Length of buffer with minimum 15' buffer	2966'	2447' (249 LF encroachment)
Buffer area	1.97 acres	2.39 acres

## Wetland Function and Values

### Buffer Width

The proposed minimum buffer width is 0.5' adjacent to the proposed access road to the northern portion of the site. The minimum buffer proposed for the rest of the wetland is 16.5' wide, based on the City required minimum buffer width. Further, part of the proposed buffer is at 60' (200% of the average width). This width is beyond the area needed to meet the 30' average buffer and would not be provided with a complying buffer. The increased buffer width in other areas offsets the deficit from the small area where the minimum buffer is not met by increasing the total buffer area above the required 1.97 acres to 2.39 acres proposed. This increased width and buffer area provide for additional wildlife habitat and a more effective buffer.

Refer to Exhibit B for a visual comparison of the existing and proposed MCWD Wetland Buffer Areas and proposed wetland buffer edge.

### Stormwater

The sub-minimum buffer could result in a deficit to water quality due to the reduced buffer width. To offset that deficit, stormwater runoff from the access road will be directed via curb to

stormwater BMPs in an area with full buffer width for treatment rather than discharging directly to the wetland. Since the curb drains south along the entire length of the access road, no stormwater will overtop the curb or directly discharge to the wetland through the sub-minimum buffer.

Note the existing site does not provide any stormwater treatment prior to discharge into the adjacent wetland.

In addition, while the project requires stormwater facilities to meet city and watershed rules, surface biofiltration basins were used in the design instead of underground facilities, which increase riparian habitat to offset the loss of habitat from the sub-minimum buffer.

### **Vegetation**

The sub-minimum buffer could result in a deficit to vegetation adjacent to the wetland. To offset that deficit, the proposed buffer vegetation will be enhanced with the proposed development. The proposed landscape plan adds a significant amount of native trees and shrubs in addition to enhanced management of the wetland buffer area. The number of trees proposed on site is 27 times the amount required by the City of Minnetonka Code (Code requires 5 trees, while 136 new trees are proposed) and considerable efforts were made to minimize the disturbance of existing trees. Enhanced landscaping provides numerous benefits including animal habitat, urban heat island mitigation, and additional stormwater volume reduction via evapotranspiration.

In addition, based on the MCWD Volume Abstraction Credit Schedule in Appendix A, the 100 additional new trees planted within the buffer provide an additional 524 CF volume reduction beyond what was required to meet stormwater requirements. This assumes a median average of 10% rainfall interception and 40' mature tree diameter.

### **Alternative Sites Considered**

Several alternatives for the development were considered prior to reaching the current proposed development. Originally, a surface parking lot on the north side of the property was proposed. Through coordination with the City of Minnetonka, the surface parking lot was replaced with a parking structure that minimized the impervious footprint. Additionally, the south portion of the site went through several iterations to reduce the parking lot size and building footprint to the maximum extent practicable.

Regarding the access drive connecting the north and south portions of the site, several alternatives were considered. Initially, a wider road was proposed with no retaining walls. Upon further review and coordination with the City, the road width decreased and retaining walls were added to eliminate permanent impact to the wetland. A bridge was also considered to connect the south and north portion of the site. Through analysis, it was determined that a bridge continues to have wetland impacts and construction of a potential bridge could lead to more significant temporary impacts due to equipment and grading. Additionally, the bridge proposal had limited economic feasibility.

While these alternative site layouts are not directly related to deficits of the sub-minimum buffer, they represent project changes that ultimately result in enhancements to the wetland

through reduced impervious area, elimination of wetland impact, and wider average buffer width.

## Conclusion

The proposed Walser Kia development results in improvements to the existing condition of the wetland through increased trees and native landscaping, stormwater management, and reestablishment of a wetland buffer. An exception to MCWD's minimum wetland buffer width would not create an overall deficit to the wetland's functions and value. The deficits created by the sub-minimum buffer width are offset by the wider average buffer width, stormwater design, and additional native landscaping compared to a site design that conforms to the District buffer.

Further, strict compliance with the minimum buffer width would leave less than 2' in width to access the majority of the site's buildable area. The north portion of the proposed development contains a large amount of the stormwater BMPs and a majority of the proposed trees. Without access to the north portion of the site, the proposed development would largely be considered infeasible and none of the discussed buffer improvements would occur.

Thank you for your consideration. Westwood and Walser are available to answer questions and provide additional information.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

*Gretchen Schroeder*

Gretchen Schroeder, PE, LEED AP  
Senior Project Engineer





Figure 1. Wetland buffer to the north of the existing building.

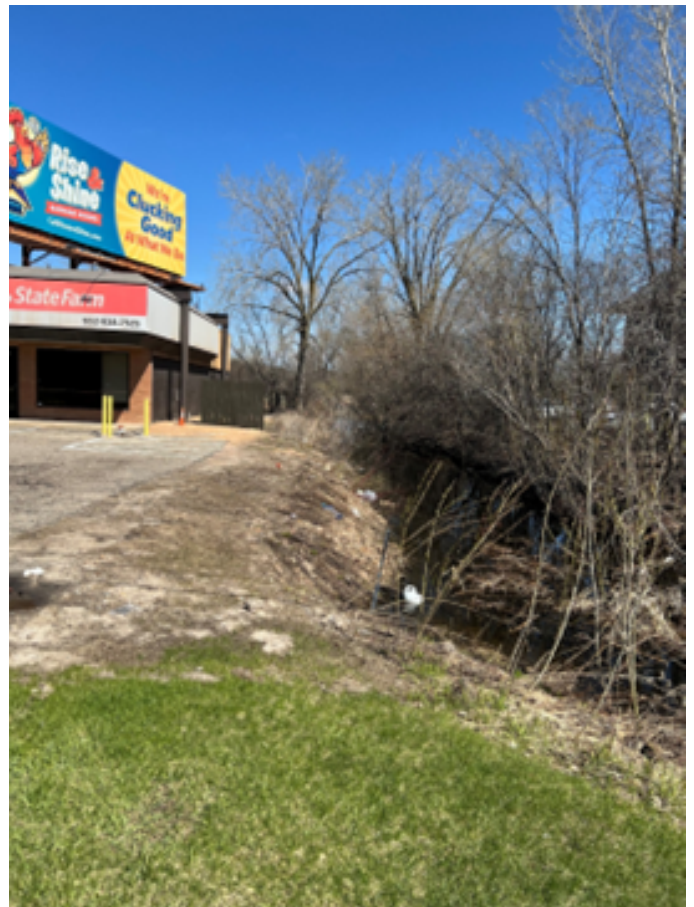
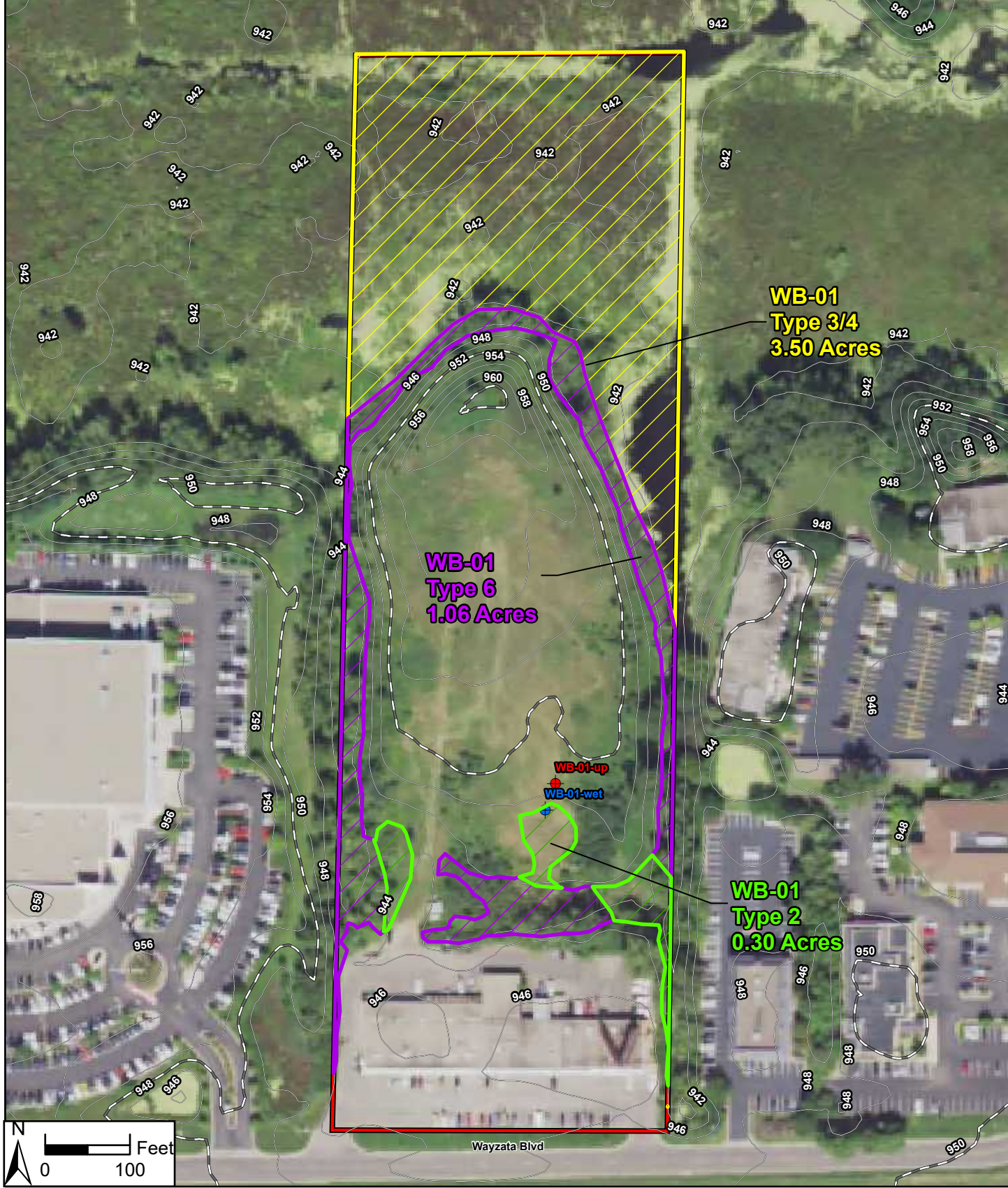


Figure 2. Wetland buffer to the east of the existing building.



Figure 3. Southwest corner of the existing access road area.





Data Source(s): Westwood (2022); Census Bureau (2017); USDA NAIP Hennepin County (2017).

**Legend**

- Delineation Area
- ◆ Upland Sample Point
- ◆ Wetland Sample Point
- Wetland Type**
- Type 2
- Type 3/4
- Type 6
- 10 ft contour
- 2 ft contour

**Westwood**  
 Toll Free (888) 937-5150 westwoodps.com  
 Westwood Professional Services, Inc.

**Walser Minnetonka**  
 City of Minnetonka  
 Hennepin County, Minnesota

**TEP-Revised  
 Delineated Wetlands**

Map Document: N:\0036502.00\GIS\MXD\Wetland Exhibits\_220511\Walser\Updates\Walser\Updates.aprx 7/25/2022 10:33 AM RJC/ess



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# CITY ENTITLEMENT PLANS



Vicinity Map  
(NOT TO SCALE)

FOR

## WALSER KIA MINNETONKA

MINNETONKA, MN

PREPARED FOR:

**WALSER REAL ESTATE, LLC**

7700 FRANCE AVENUE SOUTH, SUITE 41N

EDINA, MN 55435

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PREPARED BY:

**Westwood**

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Westwood Professional Services, Inc.

PROJECT NUMBER: 0036502.00

CONTACT: DAVID T. BADE

### SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C001	COVER
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C200	SITE PLAN
C201	ENLARGED SITE PLAN
C300	OVERALL GRADING PLAN
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L100	TREE PRESERVATION PLAN
L200S	LANDSCAPE PLAN OVERALL
L200	LANDSCAPE PLAN
L201	SEEDING PLAN
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NO.	DATE	REVISION	SHEETS
	08/01/2023	CITY RESUBMITTAL	
	09/28/2023	INTERNAL SET	
	01/17/2024	CITY RESUBMITTAL	
	02/13/2024	MCWD SUBMITTAL	
	03/22/2024	MCWD RESUBMITTAL	
	04/12/2024	MCWD RESUBMITTAL	
	04/26/2024	MCWD RESUBMITTAL	
	-	-	
	-	-	
	-	-	

CITY ENTITLEMENT PLANS

FOR

WALSER KIA MINNETONKA

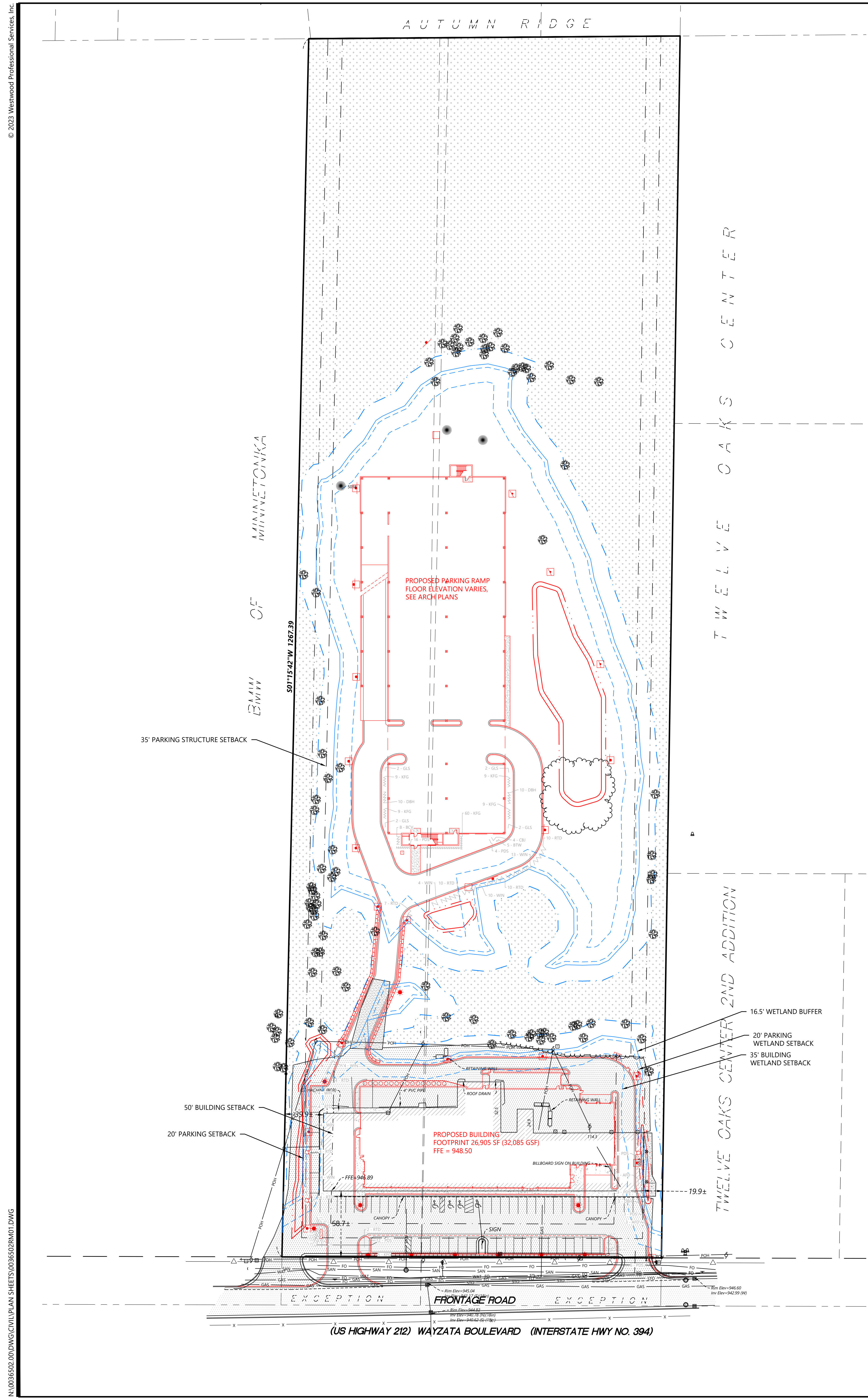
MINNETONKA, MN

INITIAL SUBMITTAL DATE: 03/06/2023 SHEET: C001



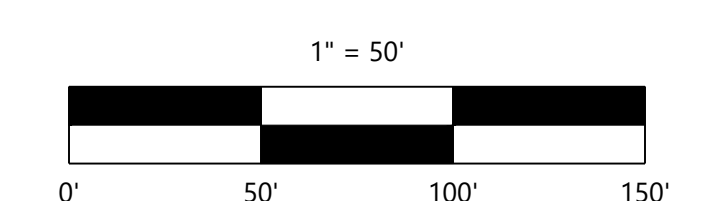
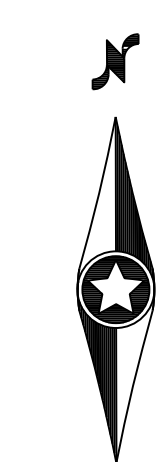






### LEGEND

○	SANITARY MANHOLE	○	STEEL/WOOD POST
○	SEWER CLEANOUT	+	SIGN
○	SEPTIC COVER	□	MAIL BOX
○	STORM MANHOLE	+	FLAG POLE
⊕	BEEHIVE CATCH BASIN	♿	HANDICAPPED STALL
▭	CATCH BASIN	▭	BENCH
▭	FLARED END SECTION	⊕	IRRIGATION MANHOLE
○	CULVERT	■	IRRIGATION SH
○	CATCH BASIN MANHOLE	○	IRRIGATION SP
○	DOWNSPOUT	○	IRRIGATION VALVE
○	DRYWELL	○	SOIL BORING
○	STORM INTERCEPTOR	○	PERC TEST
○	HYDRANT	○	MONITORING WELL
○	GATE VALVE	○	PIEZOMETER
○	WATER METER	○	BUSH/SHRUB
○	FIRE DEPARTMENT CONNECTION	○	CONIFEROUS TREE
○	CURB STOP BOX	○	DECIDUOUS TREE
○	WATER MANHOLE		
○	WELL		
○	POST INDICATOR VALVE		
○	DOUBLE DETECTOR CHECK VALVE	—	BOUNDARY LINE
○	FARM HYDRANT	—	RIGHT-OF-WAY LINE
○	REDUCE PRESSURE VALVE	—	LOT LINE
○	STOCK TANK	—	EASEMENT LINE
○	WINDMILL	—	SECTION LINE
○	ELECTRIC BOX	—	TREE LINE
○	ELECTRIC METER	—	CABLE TELEVISION LINE
○	ELECTRIC MANHOLE	—	CABLE TELEVISION LINE
○	ELECTRIC TOWER	—	GAS LINE
○	STREET LIGHT	—	POWER OVERHEAD
○	POWER POLE WITH LIGHT	—	POWER UNDERGROUND
○	GUY WIRE	—	SANITARY SEWER
○	POWER POLE	—	STORM SEWER
○	MAST ARM	—	TELEPHONE OVERHEAD
○	MAST ARM W/ LIGHT	—	TELEPHONE UNDERGROUND
○	TRAFFIC SIGNAL	—	WATERMAIN
○	TELEPHONE BOX	—	FIBER OPTIC
○	TELEPHONE MANHOLE	—	FENCE LINE
○	HAND HOLE/JUNCTION BOX	—	CONTROLLED ACCESS
○	CABLE TV BOX	—	CURB & GUTTER
○	CABLE TV MANHOLE	—	CONCRETE SURFACE
○	FIBER OPTIC MANHOLE	—	BITUMINOUS SURFACE
○	FIBER OPTIC PEDESTAL	—	GRAVEL SURFACE
○	NATURAL GAS METER	—	WETLAND
○	NATURAL GAS VALVE	—	WETLAND EDGE
○	NATURAL GAS MANHOLE	—	16.5' WETLAND BUFFER
○	NATURAL GAS RISER/SERVICE	—	WETLAND SETBACKS (20' PARKING, 35' BUILDING)
○	NATURAL GAS VENT PIPE	—	EDGE OF WATER (12/08/16)
○	NATURAL GAS WELL	●	FOUND MONUMENT (SEE LABEL)
○	AIR CONDITIONER	○	SET MONUMENT (SEE LABEL)
○	UNKNOWN MANHOLE		
○	MISCELLANEOUS METER		
○	MISCELLANEOUS PEDESTAL		



NOT FOR CONSTRUCTION

DESIGNED: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 HORIZONTAL SCALE: \_\_\_\_\_  
 VERTICAL SCALE: \_\_\_\_\_

INITIAL ISSUE: 03/06/2023  
 MODIFIED: 02/26/2024 INTERNAL SET  
 07/17/2024 CITY RESUBMITTAL  
 02/22/2024 MCKWD RESUBMITTAL  
 04/26/2024 MCKWD RESUBMITTAL

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
 7700 FRANCE AVENUE SOUTH, SUITE 41N  
 EDINA, MN 55435

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  
 DATE: \_\_\_\_\_ LICENSE NO. \_\_\_\_\_

**Westwood**  
 12701 Whitewater Drive, Suite #200  
 Minneapolis, MN 55433  
 Phone: (612) 837-2100  
 Fax: (612) 837-2022  
 www.westwoodps.com  
 Westwood Professional Services, Inc.

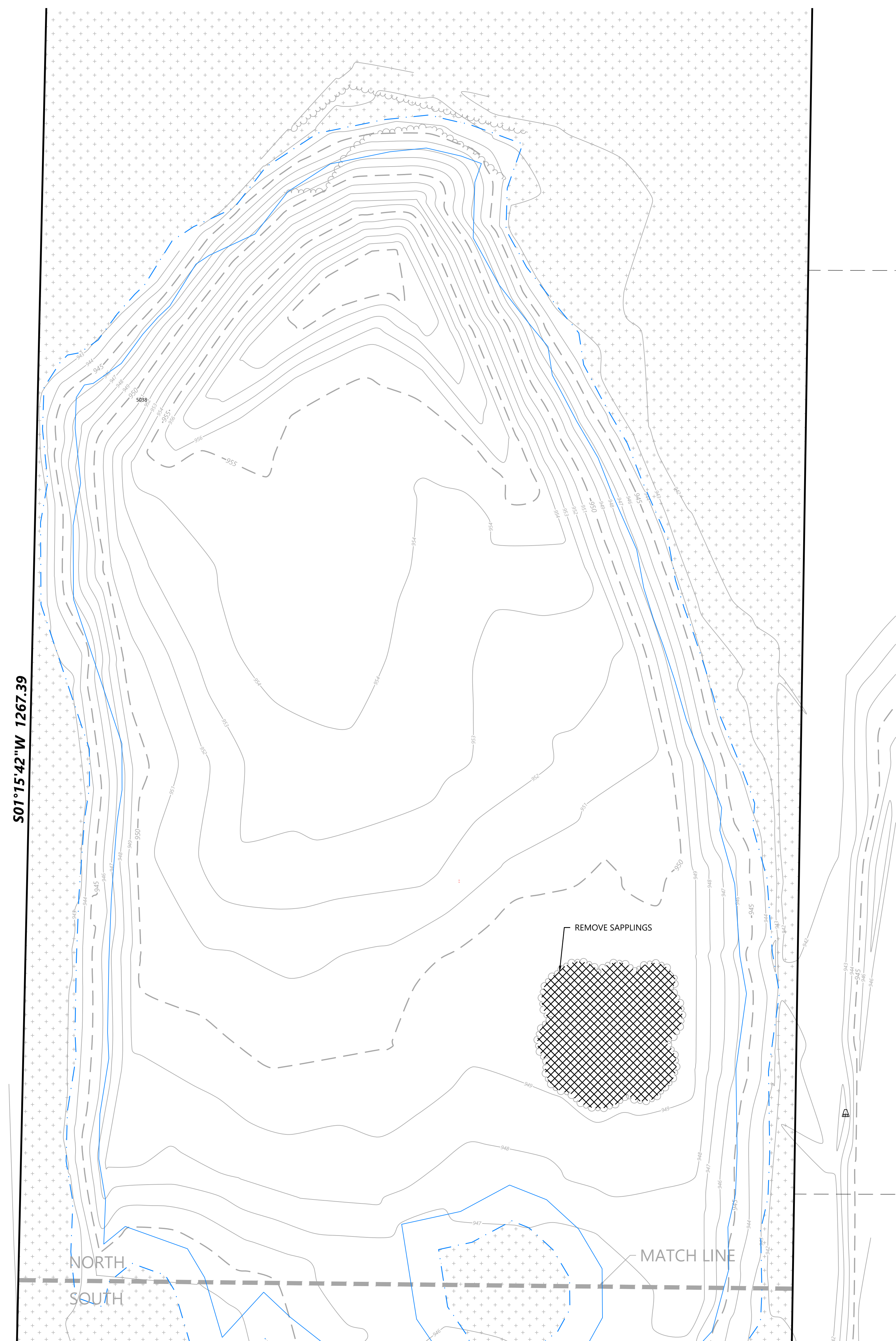
**WALSER KIA MINNETONKA**  
 MINNETONKA, MN

EXISTING CONDITIONS WITH PROPOSED SITE OVERLAY

SHEET NUMBER:  
**C100**

DATE: 04/26/2024  
 PROJECT NUMBER: 0036502.00





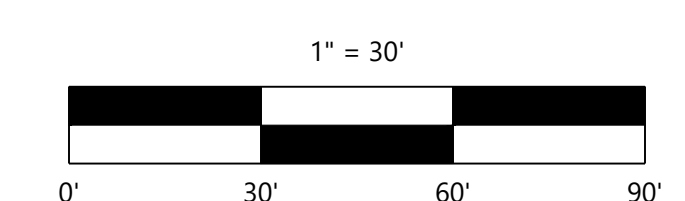
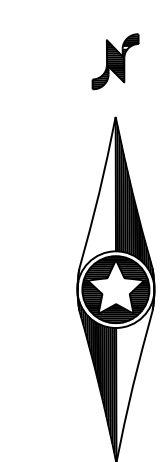
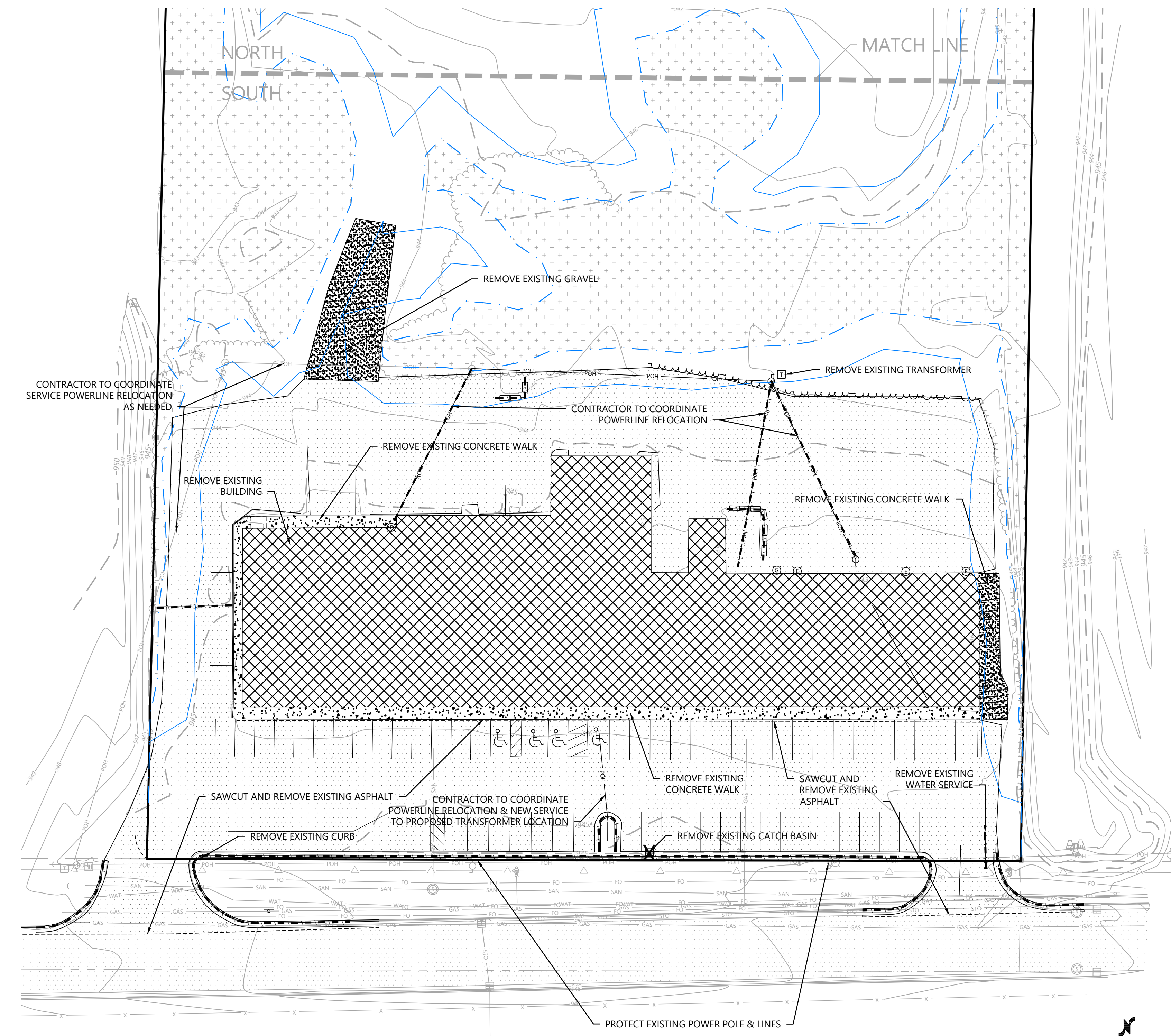
S01°15'42"W 1267.39

### REMOVAL NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

### REMOVAL LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SAW CUT PAVEMENT
---	---	DELINEATED WETLAND EDGE
---	---	CURB & GUTTER
---	---	SANITARY SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	STORM SEWER
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE
---	---	BITUMINOUS
---	---	BUILDING
---	---	TREE
---	---	LIGHT POLE
---	---	TRAFFIC SIGN
---	---	CONSTRUCTION BARRICADE
---	---	SOIL BORING LOCATION
---	---	TREE LINE



NOT FOR CONSTRUCTION

DESIGNED:	03/06/2023
CHECKED:	
DRAWN:	
APPROVED:	
DATE:	

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH, SUITE 41N  
EDINA, MN 55435

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  
DATE: \_\_\_\_\_ LICENSE NO. \_\_\_\_\_

**Westwood**  
12700 Whitewater Drive, Suite B200  
Minnetonka, MN 55343  
Westwood Professional Services, Inc.

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Minnetonka, MN 55343  
Westwood Professional Services, Inc.

**REMOVALS PLAN**

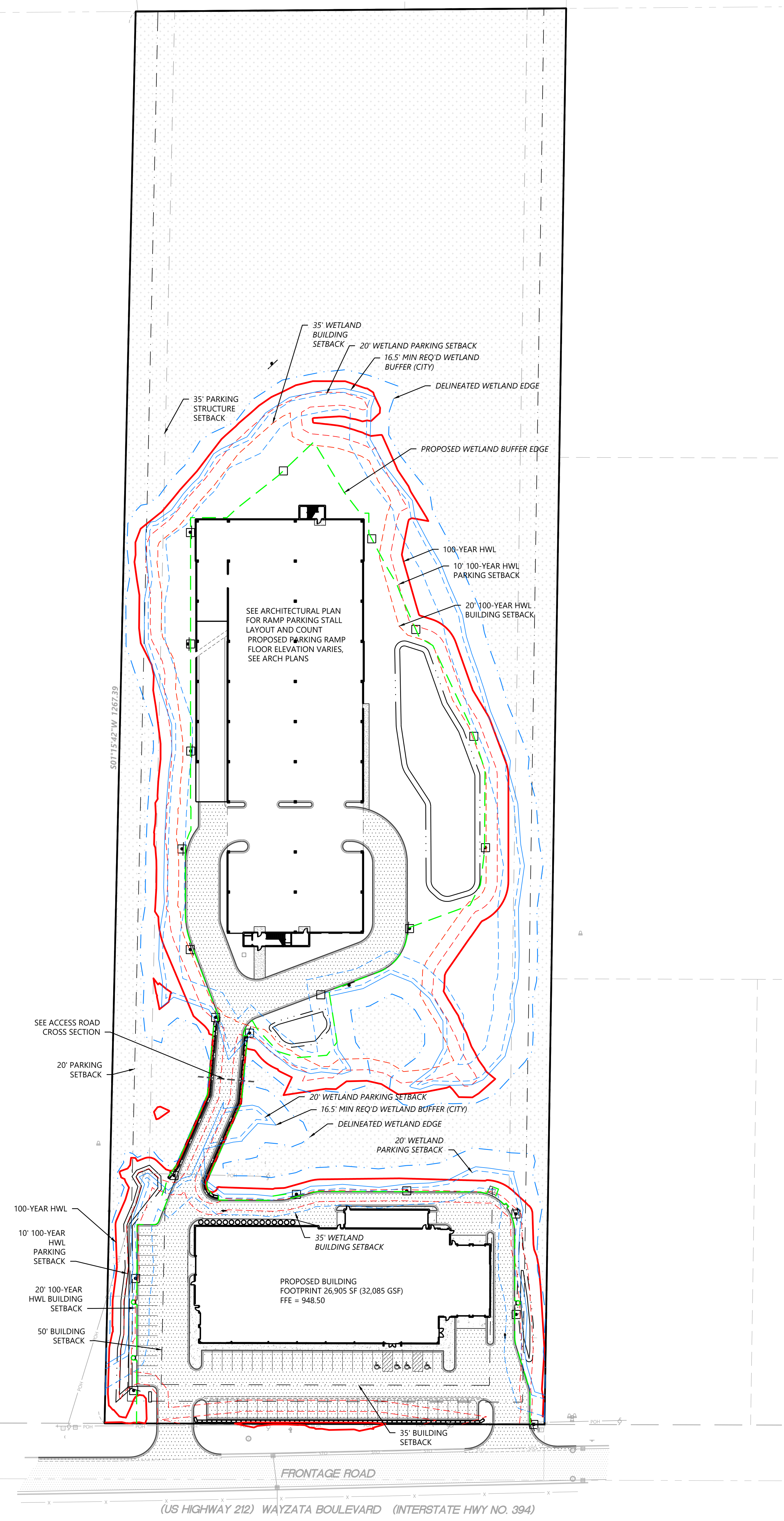
SHEET NUMBER:

C101

DATE: 04/26/2024

PROJECT NUMBER: 0036502.00





### SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	DELINEATED WETLAND EDGE
---	---	16.5' WETLAND BUFFER
---	---	WETLAND SETBACKS (20' PARKING, 35' BUILDING)
---	---	100-YEAR HWL - 945.2
---	---	100-YEAR HWL SETBACKS
---	---	BASIN TREATMENT WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE SIDEWALK
---	---	CONCRETE PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	WETLAND BUFFER SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

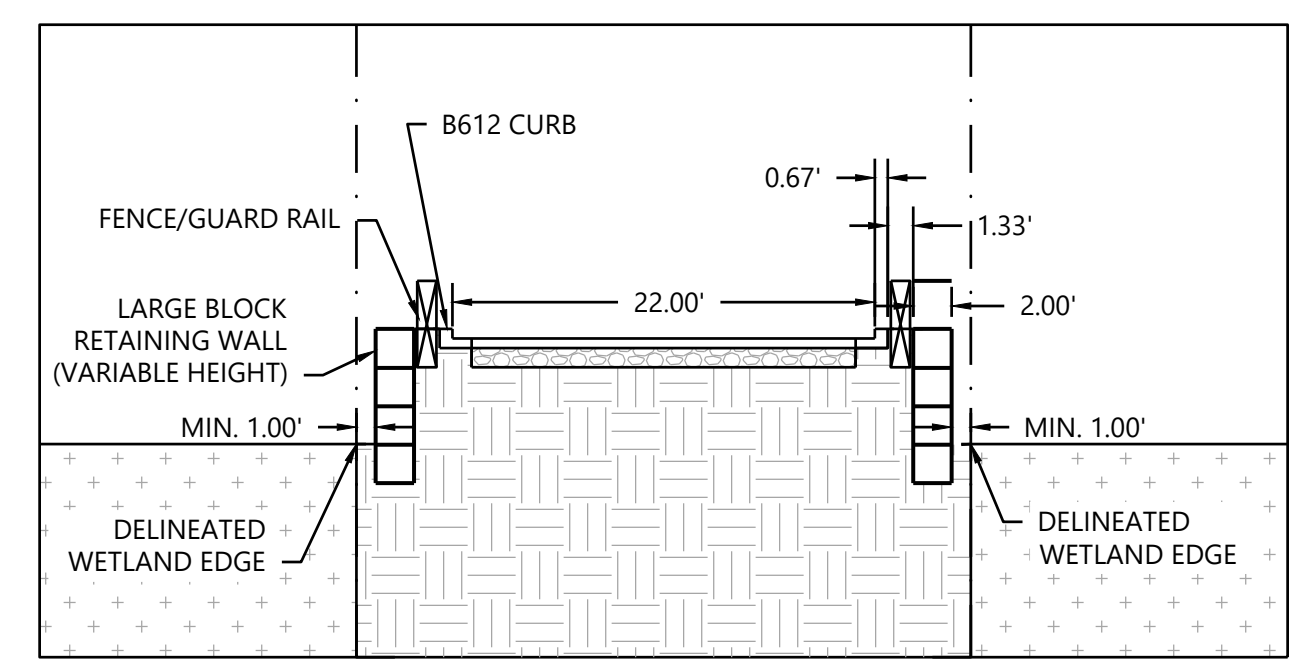
### GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, MAY 24, 2022.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

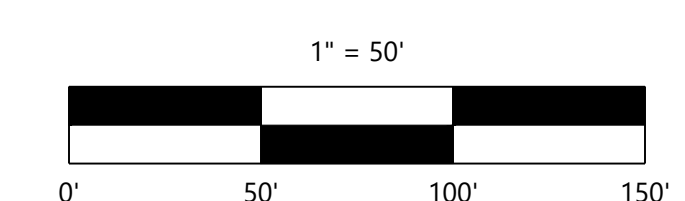
### SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	PID, PLANNED I-394 DISTRICT
PROPOSED ZONING:	PID, PLANNED I-394 DISTRICT
PARCEL DESCRIPTION:	KIA OF MINNETONKA LOT 1, BLOCK 1
PROPERTY AREA:	495,675 SF (11.379 AC)
EXISTING SURFACE:	TOTAL IMPERVIOUS: 81,492 SF (1.871 AC) (22%) TOTAL PERVIOUS: 414,183 SF (9.508 AC) (78%)
PROPOSED SURFACE:	TOTAL IMPERVIOUS: 145,538 SF (3.341 AC) (39.2%) TOTAL PERVIOUS: 350,137 SF (8.036 AC) (60.8%)
BUILDING GROSS SIZE:	32,085 SF
PARKING RAMP GROSS SIZE:	225,100 SF
CITY SETBACKS:	ZONING BUILDING: 35' = LOCAL COLLECTOR STREET 50' = EXTERIOR LOT LINE* *OR HEIGHT OF BUILDING IF GREATER THAN 50'
ZONING SURFACE PRKG:	20' = EXTERIOR LOT LINES; ROW
ZONING STRUCTURE PRKG:	35' = EXTERIOR LOT LINES ADJ TO NON-RESIDENTIAL PROPERTIES; LOCAL STREET ROW 50' OR HEIGHT OF STRUCTURE, WHICHEVER GREATER = EXTERIOR LOT LINES ADJ. TO RESIDENTIAL; NON-LOCAL STREET ROW
WETLAND:	16.5' = MANAGE 2 CITY WETLAND BUFFER 20' = PARKING/DRIVE 35' = BUILDING
100-YEAR HWL:	10' = PARKING 20' = BUILDING
PARKING STALL/DRIVE AISLE REQ:	8.5' WIDE X 18' LONG, 24' AISLE

SEE ENLARGED PLANS FOR DETAIL



ACCESS ROAD CROSS SECTION NTS



NOT FOR CONSTRUCTION

DATE	DESCRIPTION
03/06/2023	INTERNAL SET
07/17/2024	CITY RESUBMITTAL
09/22/2024	MICWD RESUBMITTAL
04/26/2024	MICWD RESUBMITTAL

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH, SUITE 41N  
EDINA, MN 55435

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMplies WITH ALL LAWS OF THE STATE OF MINNESOTA.  
DATE: 04/26/2024 LICENSE NO. \_\_\_\_\_

**Westwood**  
12700 Whittaker Drive, Suite #200  
Minnetonka, MN 55343  
Westwood Professional Services, Inc.

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Minnetonka, MN 55343  
Westwood Professional Services, Inc.

SITE PLAN

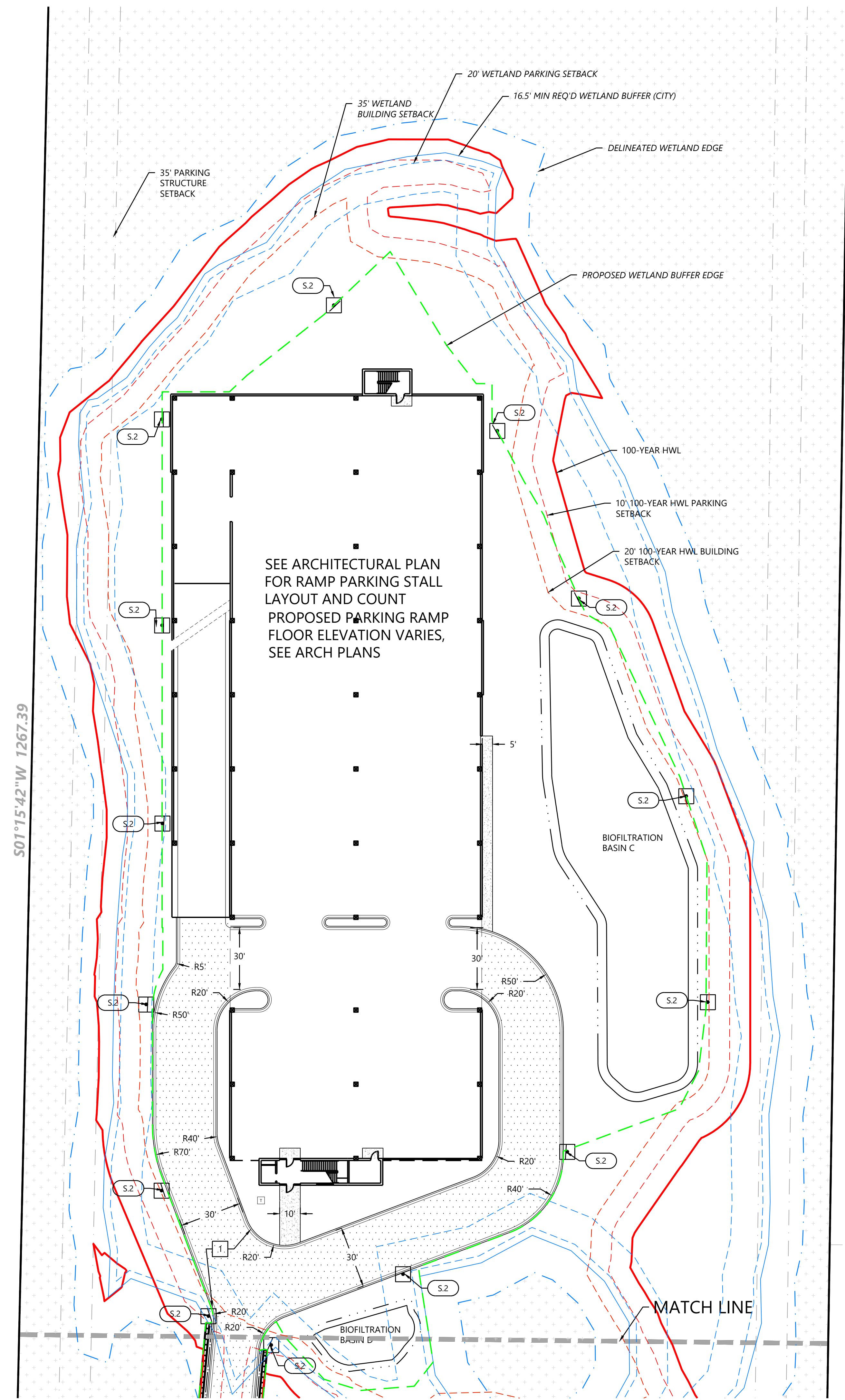
SHEET NUMBER:

C200

DATE: 04/26/2024

PROJECT NUMBER: 0036502.00





S01°15'42"W 1267.39

**1 SITE DETAILS (SI-0XX)**

- 1 B612 CURB AND GUTTER
- 2D FLUSH CURB AND GUTTER
- 8 PRIVATE CONCRETE SIDEWALK
- 10 PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- 13 TRAFFIC ARROW
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 18 BOLLARD
- 19 PAVEMENT SECTIONS
- 22 SAW CUT CONTROL JOINT
- 32 CURB CUT
- 40 LARGE BLOCK RETAINING WALL WITH GUARD RAIL (RECON BLOCK OR APPROVED EQUAL)
- 52 CONCRETE VALLEY GUTTER

**A KEY NOTES**

- A PROPOSED PYLON SIGN (SEE ARCH)
- B RAIN GUARDIAN TURRET OR APPROVED EQUAL
- C TRANSITION CURB AND GUTTER - B612 TO FLUSH
- D WATER REUSE CISTERN
- E LIGHT POLE - SEE ARCH

**S.10 SIGN LEGEND**

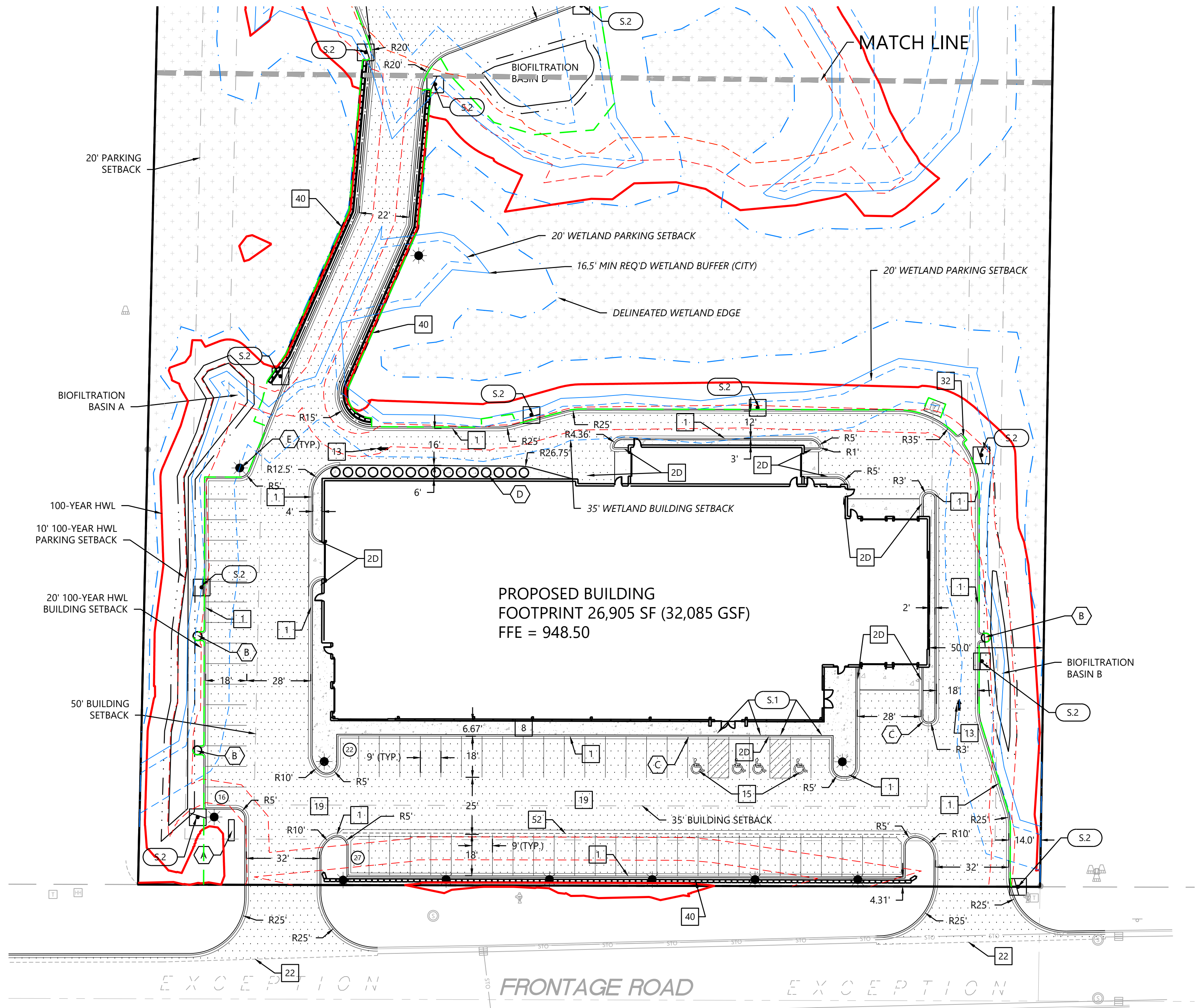
REFERENCE	SIZE	MNDOT DESIGNATION	
S.1	HANDICAP ACCESSIBLE	12" X 18"	R7-8M
S.2	MCWD WETLAND BUFFER		

**PARKING SUMMARY**

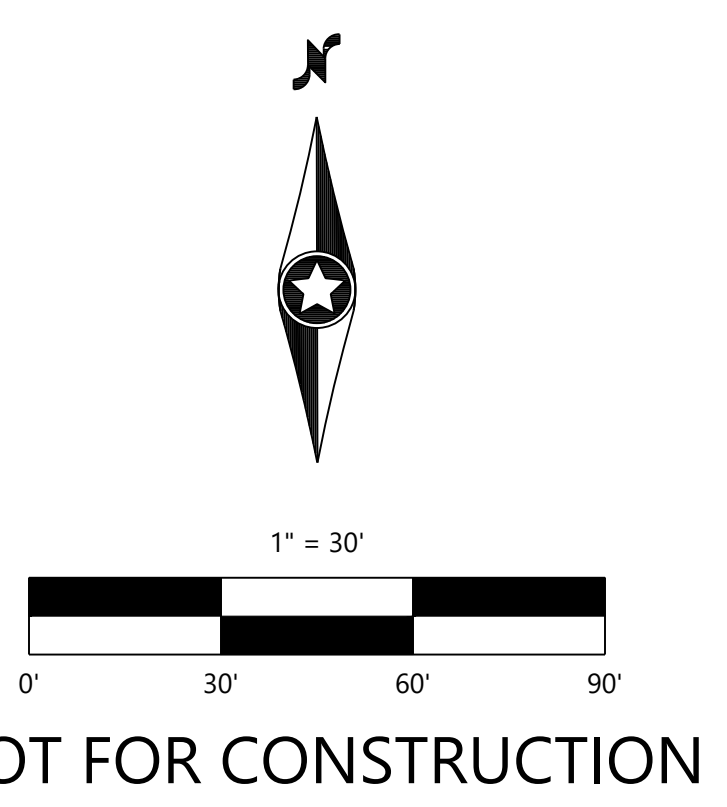
SOUTH SURFACE LOT 65 STALLS  
REFER TO ARCH FOR PARKING RAMP STALL COUNTS

**SITE LEGEND**

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	BASIN TREATMENT WATER LEVEL
---	---	TIP-OUT CURB AND GUTTER
---	---	DELINEATED WETLAND EDGE
---	---	16.5' MIN. WETLAND BUFFER (CITY)
---	---	WETLAND SETBACKS (20' PARKING, 35' BUILDING)
---	---	PROPOSED WETLAND BUFFER EDGE
---	---	100-YEAR HWL - 945.2
---	---	100-YEAR HWL SETBACKS
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE SIDEWALK
---	---	CONCRETE PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	WETLAND BUFFER SIGN
---	---	POWER POLE
---	---	BOLLARD / POST



EXCEPTION FRONTAGE ROAD EXCEPTION  
(US HIGHWAY 212) WAYZATA BOULEVARD (INTERSTATE HWY NO. 394)



DESIGNED: 03/06/2023  
 CHECKED: 03/06/2023  
 DRAWN: 03/06/2023  
 INITIALS: 03/06/2023  
 PROJECT: 0036502  
 SHEET: SP01  
 SCALE: AS SHOWN  
 DATE: 04/26/2024

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
 7700 FRANCE AVENUE SOUTH, SUITE 41N  
 EDINA, MN 55435

DESIGNED BY:  
**Westwood**  
 12700 Whittaker Drive, Suite B200  
 Minneapolis, MN 55438  
 Phone: (612) 937-2100  
 Fax: (612) 937-2102  
 Email: info@westwoodps.com  
 Westwood Professional Services, Inc.

ENLARGED SITE PLAN  
 SHEET NUMBER: **C201**  
 DATE: 04/26/2024  
 PROJECT NUMBER: 0036502.00

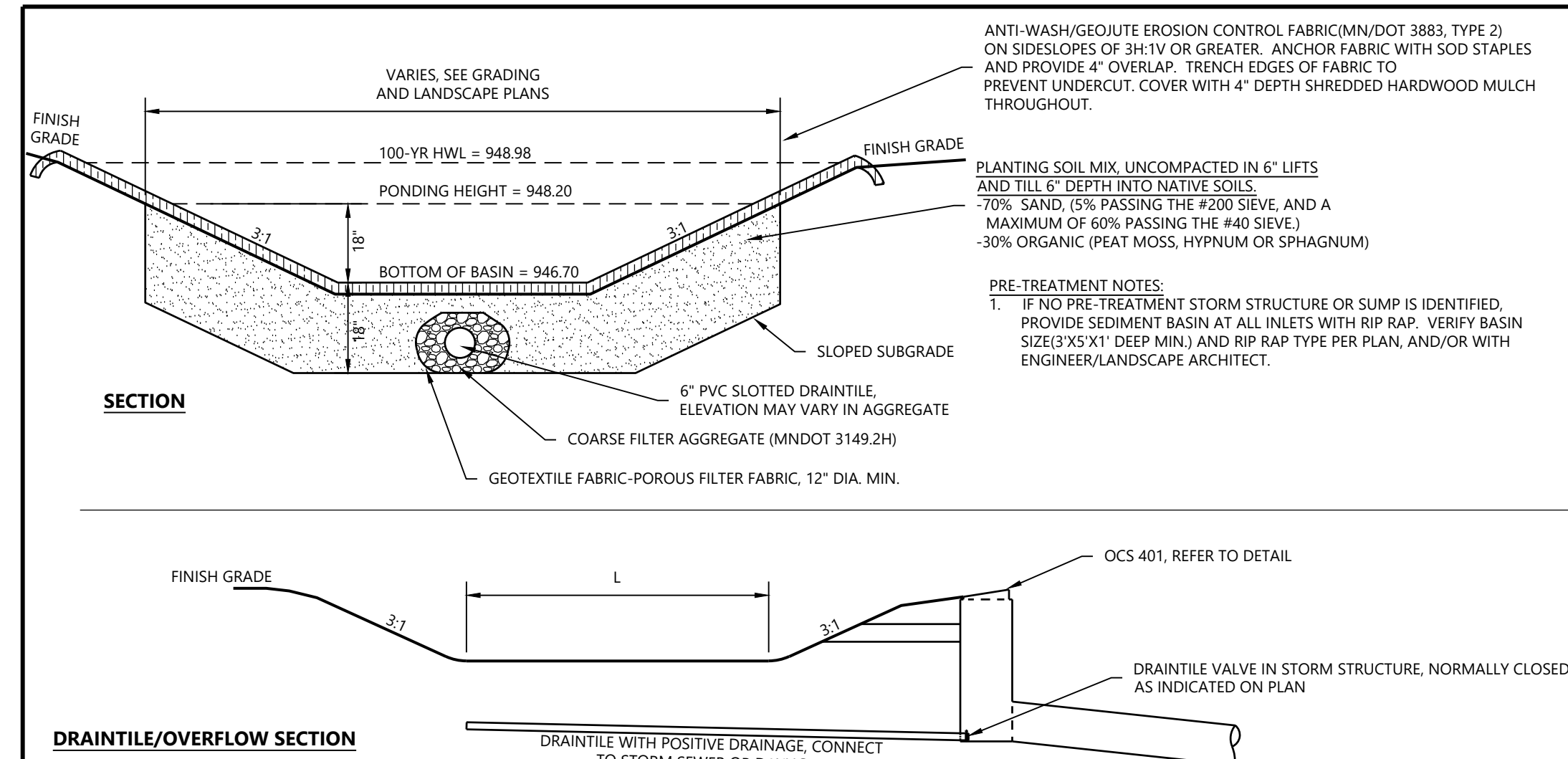
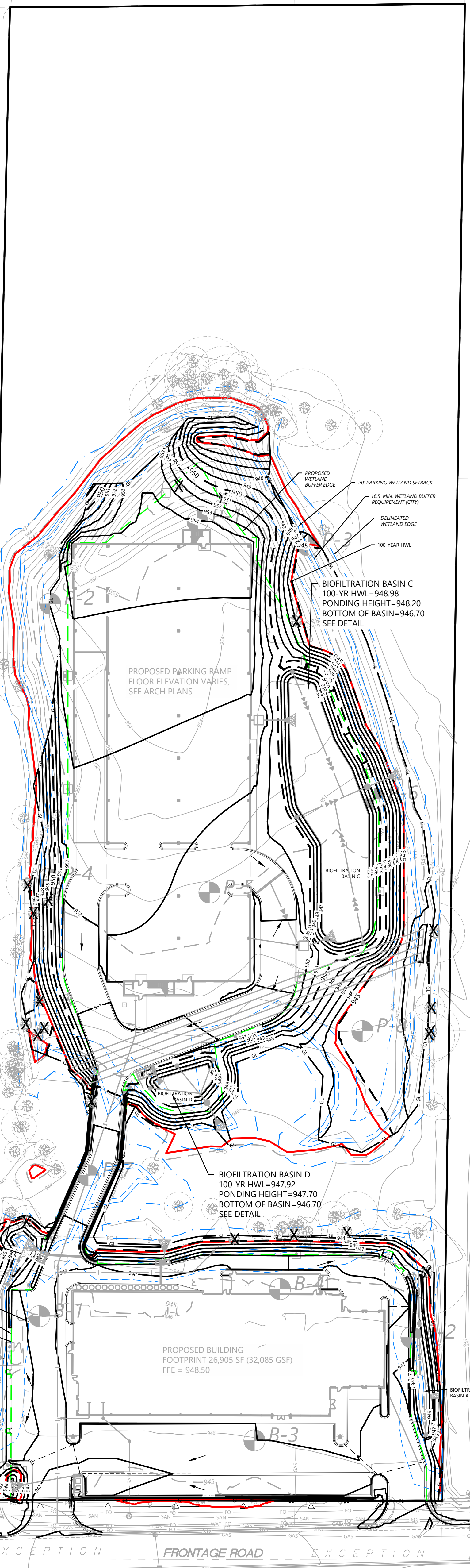
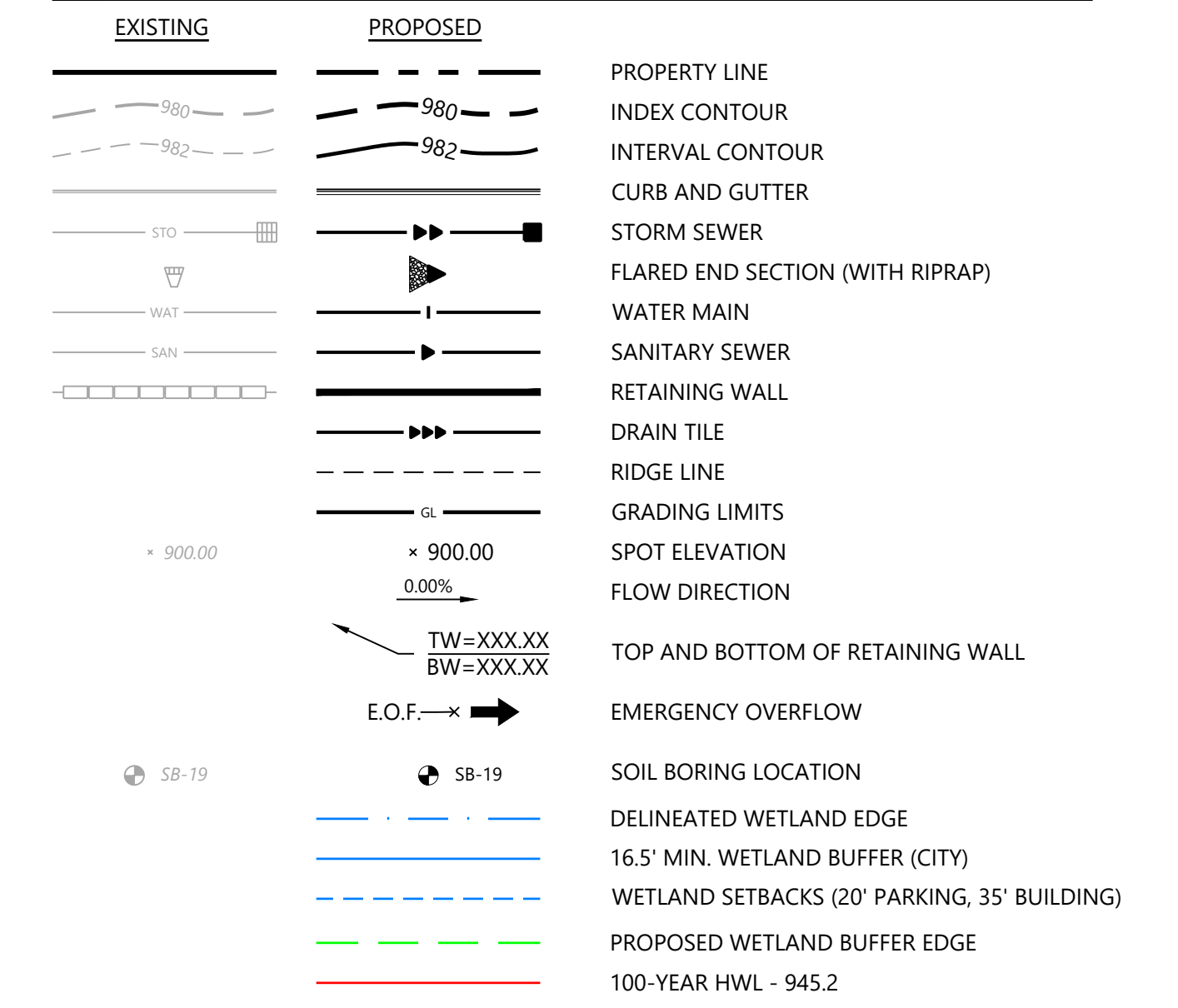
WALSER KIA MINNETONKA  
 MINNETONKA, MN



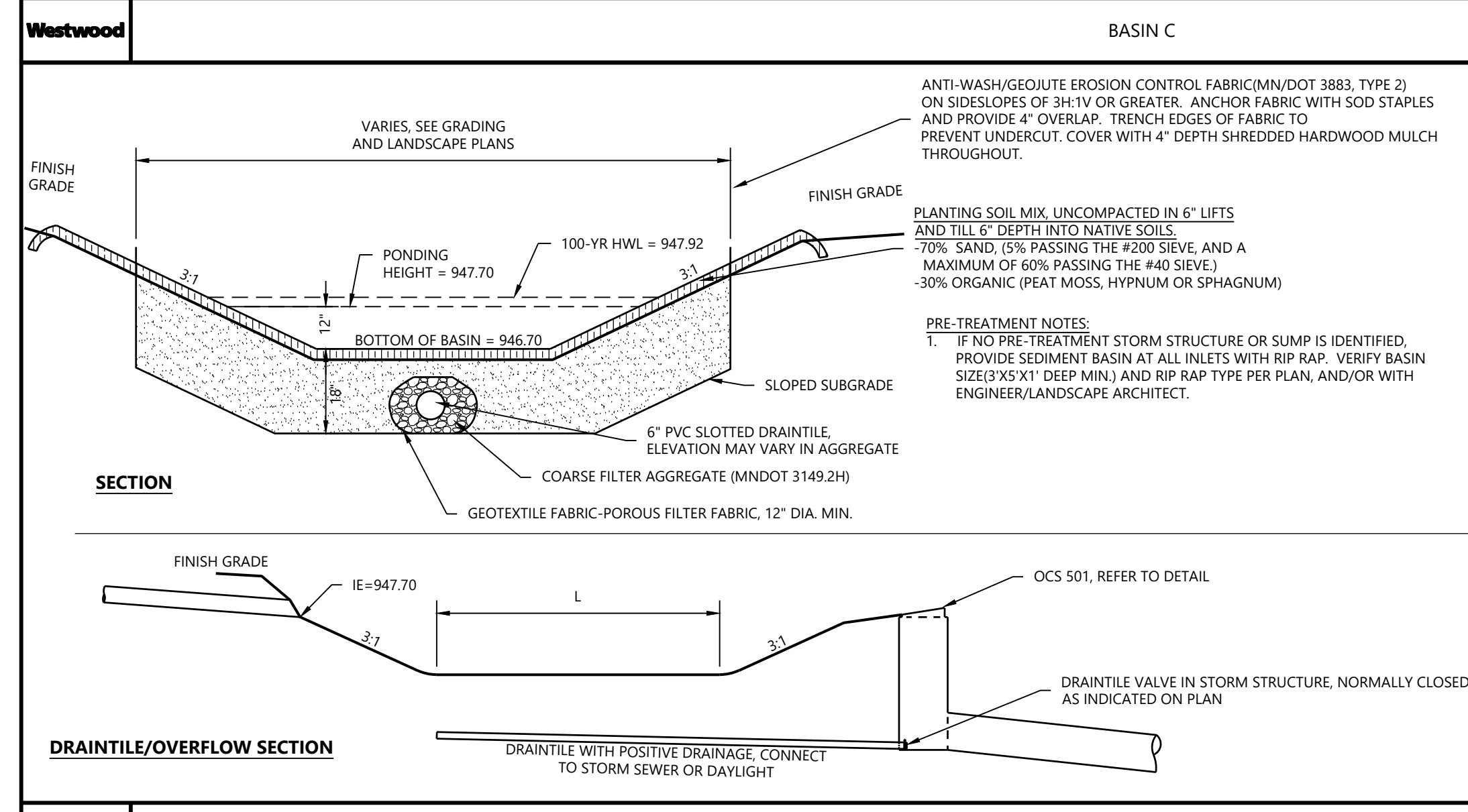
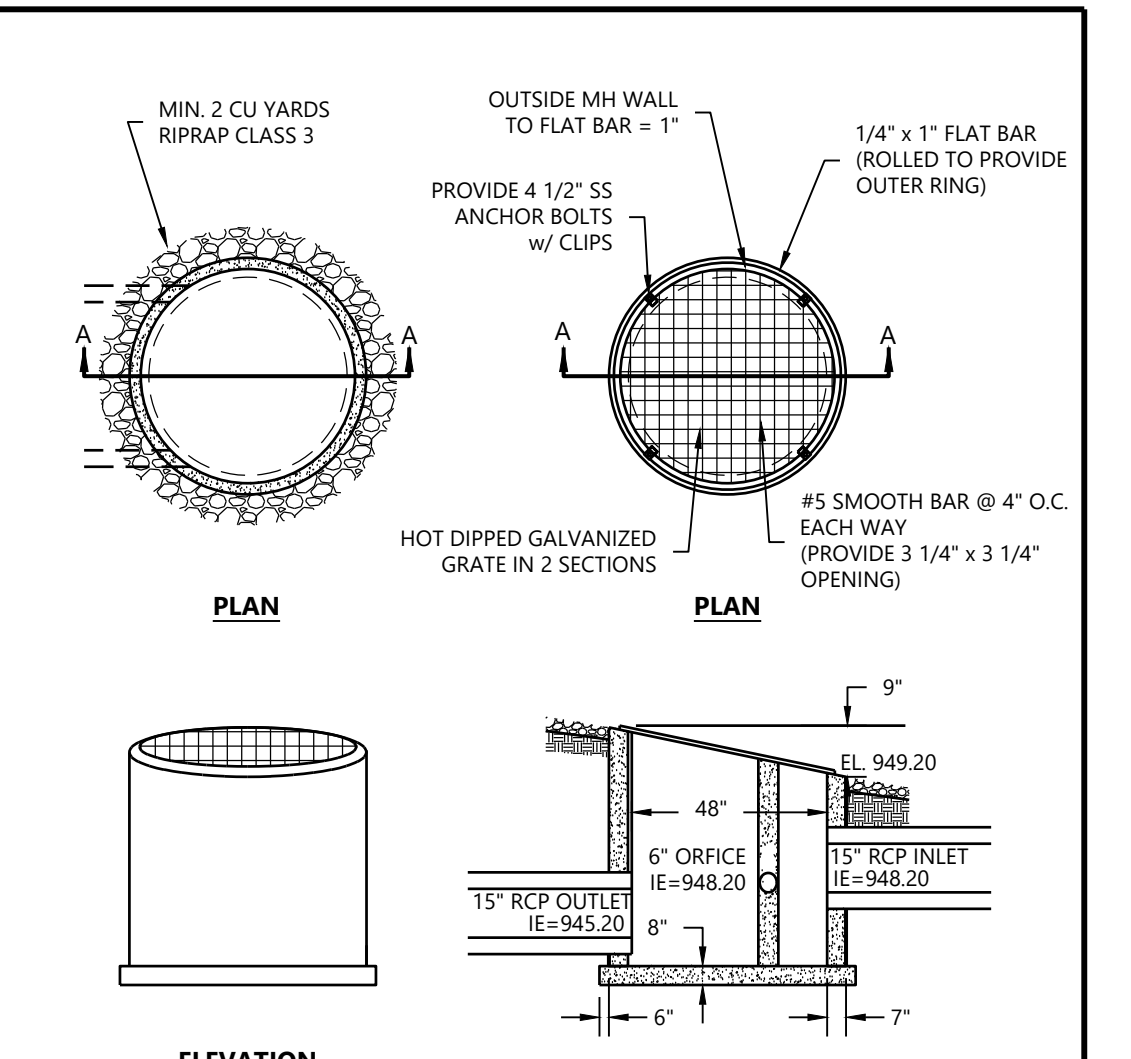
GRADING NOTES

- 1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
6. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
7. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
8. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
9. SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
10. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
11. CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
14. EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
15. EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
16. ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

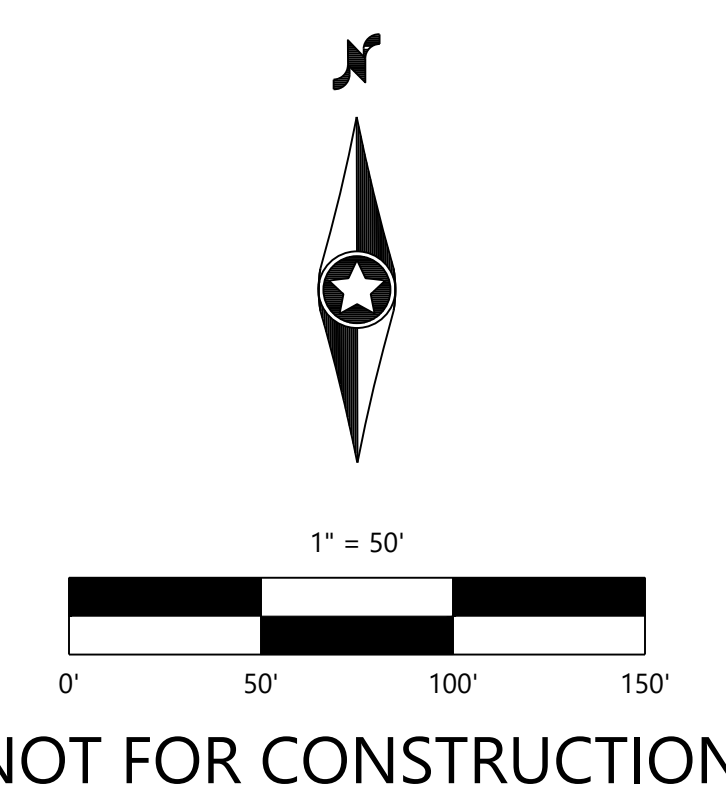
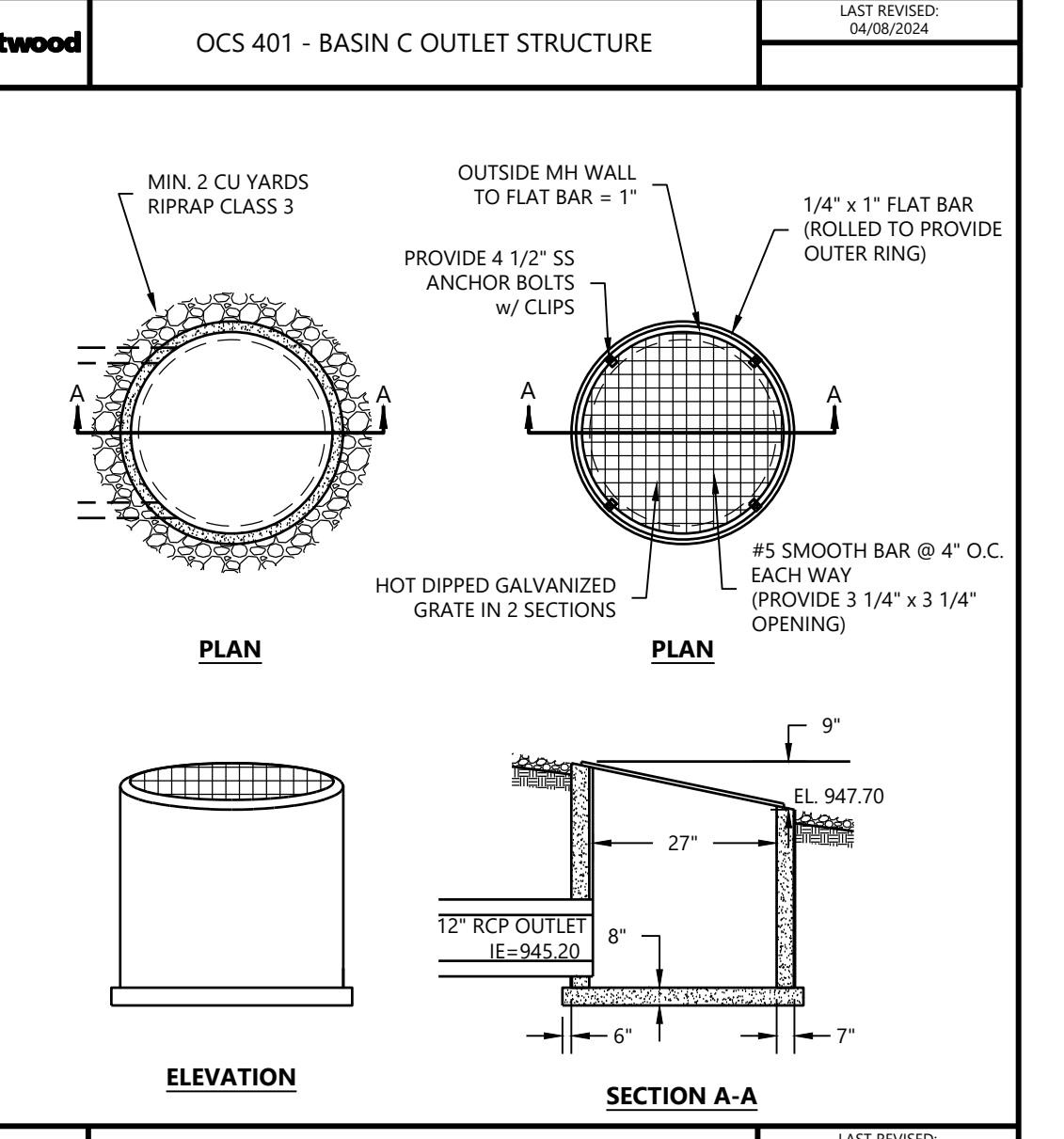
GRADING LEGEND



- NOTES:
1. NO CONSTRUCTION EQUIPMENT SHALL TRAVEL WITHIN THE INFILTRATION BASIN AREA. USE EXCAVATOR WITH TOOTHED BUCKET FOR BASIN EXCAVATION TO AVOID COMPACTING OR SMEARING OF SOILS.
2. FINAL EXCAVATION OF THE RAIN GARDEN AND INSTALLATION/INCORPORATION OF SOIL-MEDIA MIX MUST OCCUR IN DRY SOIL CONDITIONS TO PREVENT SMEARING AND COMPACTION. DO NOT WORK IN BASIN IF SOIL CONDITIONS ARE WET.
3. 48 HOURS PRIOR TO BASIN OVER-EXCAVATION, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE THAT OVER-EXCAVATION WILL BE OCCURRING. TO INSPECT PRIOR TO SOIL MEDIA PLACEMENT AND TO VERIFY THAT EXPECTED SUB-SOIL INFILTRATION RATES WILL BE ACHIEVED. CONTRACTOR TO PROVIDE INFILTRATION TESTING, ONLY AS REQUIRED.
4. CARE MUST BE TAKEN TO AVOID CONTAMINATION OF SOIL MEDIA MIX WITH SEDIMENT, IN-SITU OR TOPSOIL DURING AND AFTER INSTALLATION. MATERIALS MUST BE SEGREGATED.
5. AFTER OVER-EXCAVATION AND PRIOR TO PLACEMENT OF SOIL MEDIA MIX, USE FROST RIPPER TO DEEPLY LOOSEN SUB-SOILS TO A MINIMUM DEPTH OF 34". BEFORE BACK-FILLING WITH SOIL MEDIA MIX. UPON PLACEMENT OF SOIL MEDIA MIX, INCORPORATE/RIP SOIL MEDIA MIX INTO THE LOOSENED UNDERLYING SOILS A MINIMUM DEPTH OF 6".
6. USE EXCAVATOR BUCKET TO PLACE SOIL AMENDMENT. DO NOT USE LOADER WITHIN THE BASIN TO EXCAVATE OR PLACE SOIL AMENDMENT. LEVELING AND FINAL GRADING WITHIN THE BIORETENTION BASINS MUST BE COMPLETED BY HAND.
7. IMMEDIATELY FOLLOWING BASIN CONSTRUCTION, THE BOTTOM AND SIDE SLOPES OF THE BASIN SHALL BE FULLY STABILIZED. TEMPORARY SILT FENCE SHALL BE INSTALLED AT THE TOP OF THE BASIN SIDE SLOPE AND AS REQUIRED AT THE BOTTOM OF THE SIDE-SLOPE OF THE BASIN PERIMETER. EROSION CONTROL BLANKET ALONG SIDES AND BOTTOM. TEMPORARY EROSION CONTROL TO REMAIN UNTIL THE DRAINAGE AREA IS STABILIZED WITH FINAL IMPROVEMENTS.
8. INFILTRATION RATE OF RAIN GARDEN TO BE DRY WITHIN 48 HOUR PERIOD.
9. SEE LANDSCAPE PLAN FOR ADDITIONAL INFO ON MULCH AND PLANTINGS.
10. CONTRACTOR SHALL SUBMIT PRODUCT INFO/SAMPLE FOR APPROVAL PRIOR TO INSTALLATION INVOLVING: SOIL, DRAIN TILE, AGGREGATE, FILTER FABRIC, AND EROSION CONTROL FABRIC.



- NOTES:
1. NO CONSTRUCTION EQUIPMENT SHALL TRAVEL WITHIN THE INFILTRATION BASIN AREA. USE EXCAVATOR WITH TOOTHED BUCKET FOR BASIN EXCAVATION TO AVOID COMPACTING OR SMEARING OF SOILS.
2. FINAL EXCAVATION OF THE RAIN GARDEN AND INSTALLATION/INCORPORATION OF SOIL-MEDIA MIX MUST OCCUR IN DRY SOIL CONDITIONS TO PREVENT SMEARING AND COMPACTION. DO NOT WORK IN BASIN IF SOIL CONDITIONS ARE WET.
3. 48 HOURS PRIOR TO BASIN OVER-EXCAVATION, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE THAT OVER-EXCAVATION WILL BE OCCURRING. TO INSPECT PRIOR TO SOIL MEDIA PLACEMENT AND TO VERIFY THAT EXPECTED SUB-SOIL INFILTRATION RATES WILL BE ACHIEVED. CONTRACTOR TO PROVIDE INFILTRATION TESTING, ONLY AS REQUIRED.
4. CARE MUST BE TAKEN TO AVOID CONTAMINATION OF SOIL MEDIA MIX WITH SEDIMENT, IN-SITU OR TOPSOIL DURING AND AFTER INSTALLATION. MATERIALS MUST BE SEGREGATED.
5. AFTER OVER-EXCAVATION AND PRIOR TO PLACEMENT OF SOIL MEDIA MIX, USE FROST RIPPER TO DEEPLY LOOSEN SUB-SOILS TO A MINIMUM DEPTH OF 34". BEFORE BACK-FILLING WITH SOIL MEDIA MIX. UPON PLACEMENT OF SOIL MEDIA MIX, INCORPORATE/RIP SOIL MEDIA MIX INTO THE LOOSENED UNDERLYING SOILS A MINIMUM DEPTH OF 6".
6. USE EXCAVATOR BUCKET TO PLACE SOIL AMENDMENT. DO NOT USE LOADER WITHIN THE BASIN TO EXCAVATE OR PLACE SOIL AMENDMENT. LEVELING AND FINAL GRADING WITHIN THE BIORETENTION BASINS MUST BE COMPLETED BY HAND.
7. IMMEDIATELY FOLLOWING BASIN CONSTRUCTION, THE BOTTOM AND SIDE SLOPES OF THE BASIN SHALL BE FULLY STABILIZED. TEMPORARY SILT FENCE SHALL BE INSTALLED AT THE TOP OF THE BASIN SIDE SLOPE AND AS REQUIRED AT THE BOTTOM OF THE SIDE-SLOPE OF THE BASIN PERIMETER. EROSION CONTROL BLANKET ALONG SIDES AND BOTTOM. TEMPORARY EROSION CONTROL TO REMAIN UNTIL THE DRAINAGE AREA IS STABILIZED WITH FINAL IMPROVEMENTS.
8. INFILTRATION RATE OF RAIN GARDEN TO BE DRY WITHIN 48 HOUR PERIOD.
9. SEE LANDSCAPE PLAN FOR ADDITIONAL INFO ON MULCH AND PLANTINGS.
10. CONTRACTOR SHALL SUBMIT PRODUCT INFO/SAMPLE FOR APPROVAL PRIOR TO INSTALLATION INVOLVING: SOIL, DRAIN TILE, AGGREGATE, FILTER FABRIC, AND EROSION CONTROL FABRIC.



NOT FOR CONSTRUCTION

Vertical sidebar containing project information: WESTWOOD PROFESSIONAL SERVICES, INC., PROJECT: 00365023, DATE: 04/26/2024, PREPARED FOR: WALSER REAL ESTATE, LLC, PROJECT NUMBER: 0036502.00.

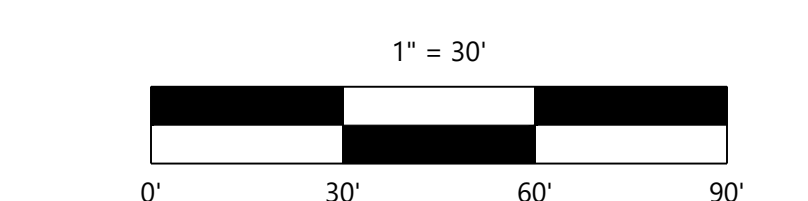
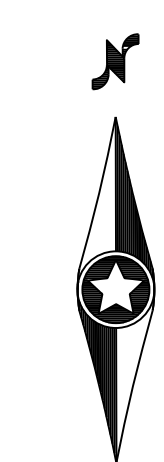
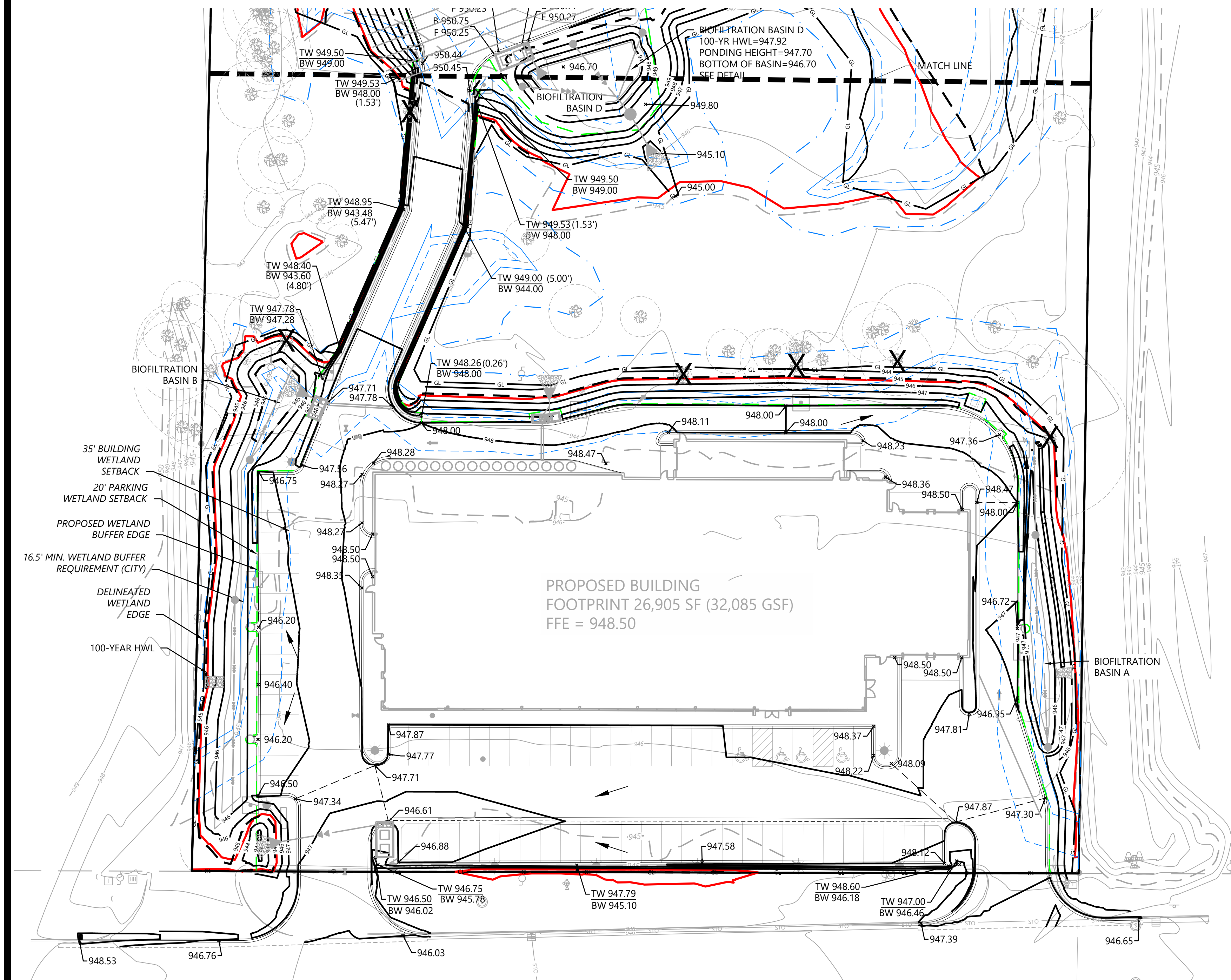
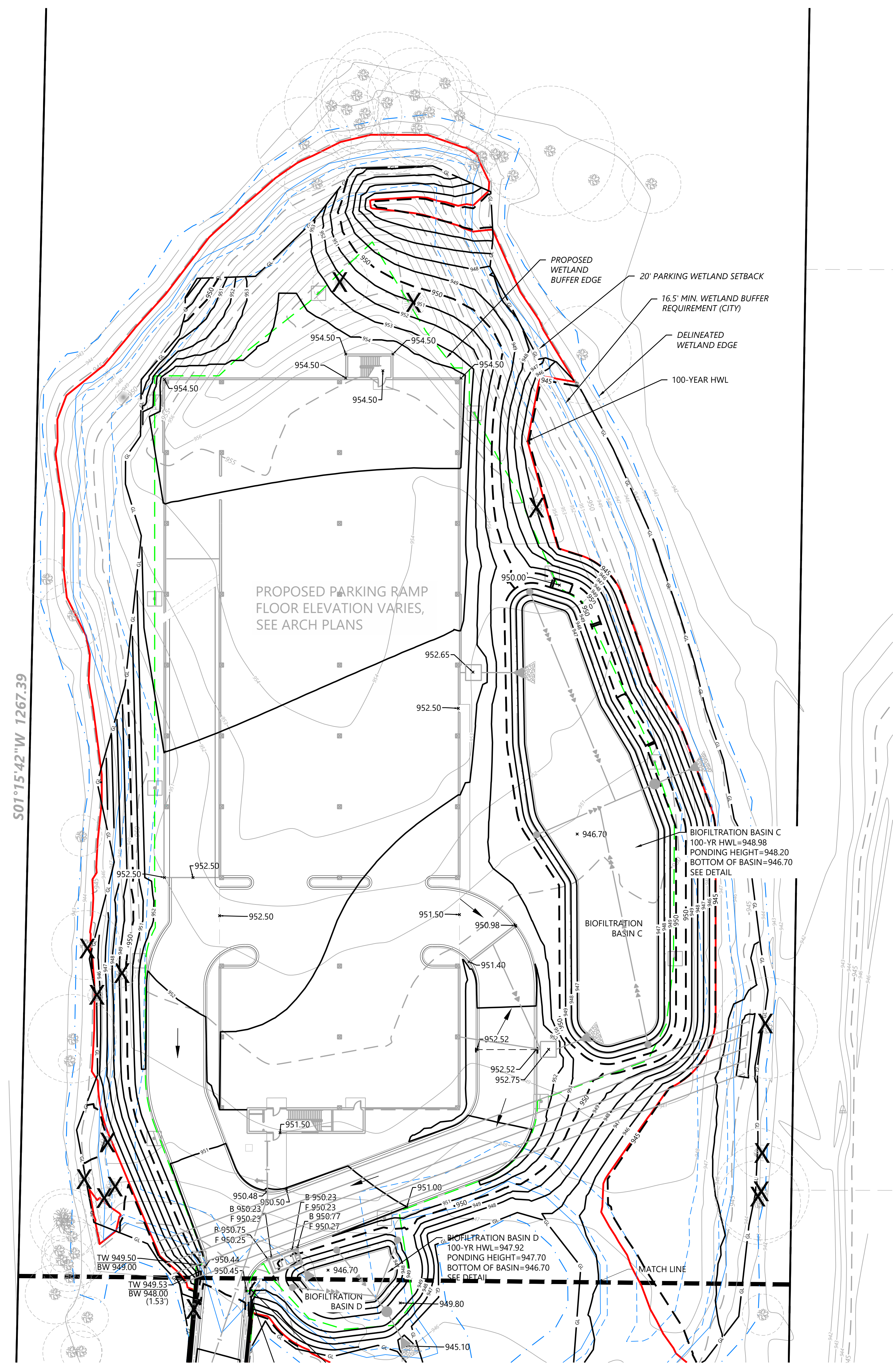


### GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

### GRADING LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		DELINEATED WETLAND EDGE
		16.5' MIN. WETLAND BUFFER (CITY)
		WETLAND SETBACKS (20' PARKING, 35' BUILDING)
		PROPOSED WETLAND BUFFER EDGE
		100-YEAR HWL - 945.2



NOT FOR CONSTRUCTION

DESIGNED:	03/06/2023
CHECKED:	03/06/2023
DATE:	03/06/2023
SCALE:	AS SHOWN
SCALE:	AS SHOWN
SCALE:	AS SHOWN

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH, SUITE 41N  
EDINA, MN 55435

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF MINNESOTA.  
DATE: 04/26/2024 LICENSE NO. \_\_\_\_\_

**Westwood**  
12700 Whitewater Drive, Suite B200  
Minnetonka, MN 55343  
Westwood Professional Services, Inc.

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12700 Whitewater Drive, Suite B200  
Minnetonka, MN 55343  
Westwood Professional Services, Inc.

**ENLARGED GRADING PLAN**

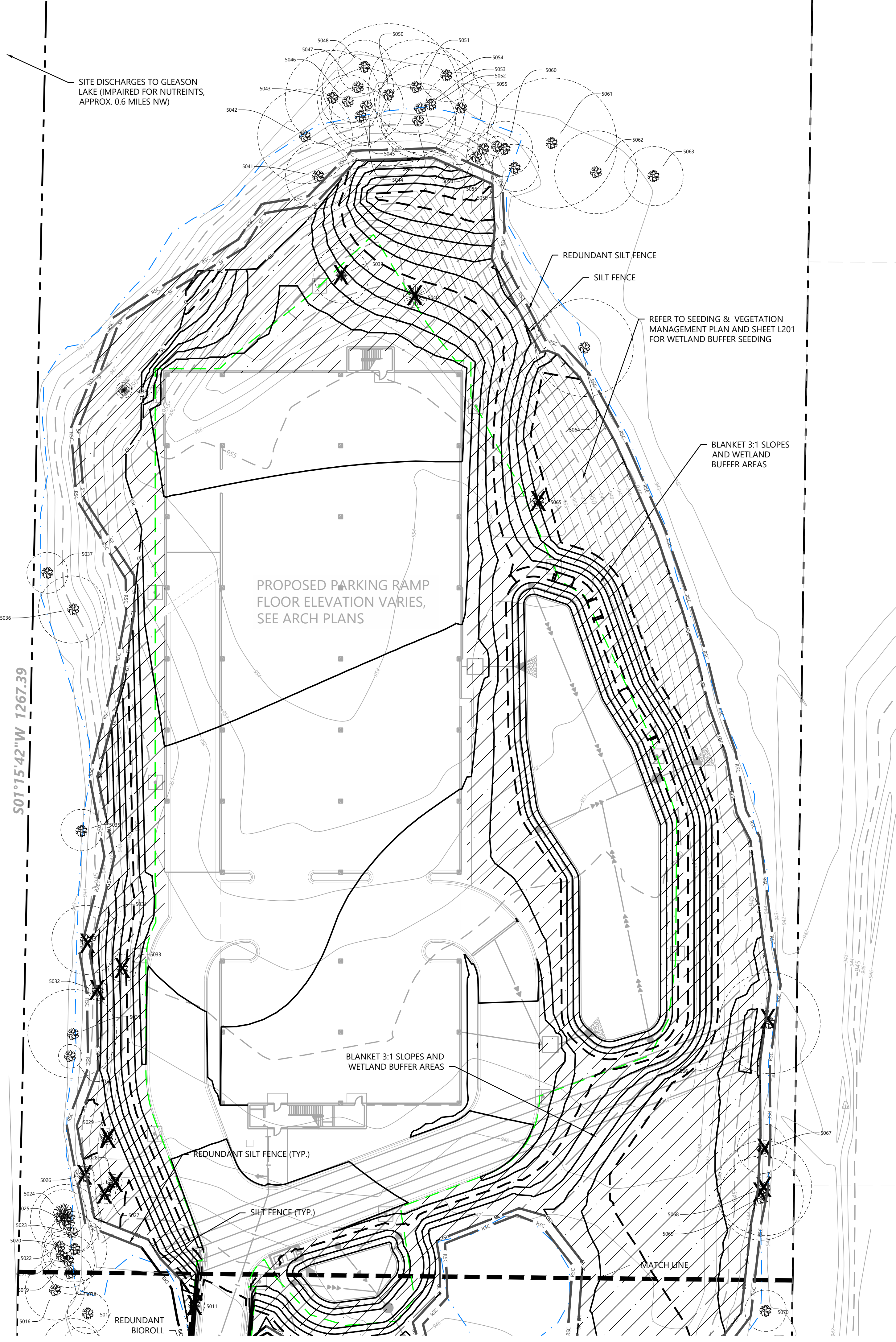
SHEET NUMBER:

**C301**

DATE: 04/26/2024

PROJECT NUMBER: 0036502.00



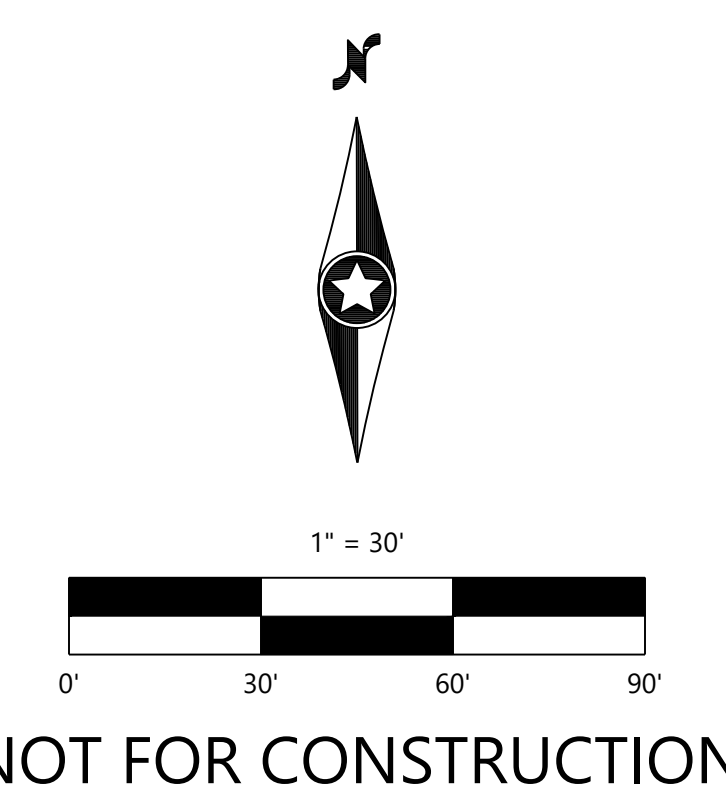
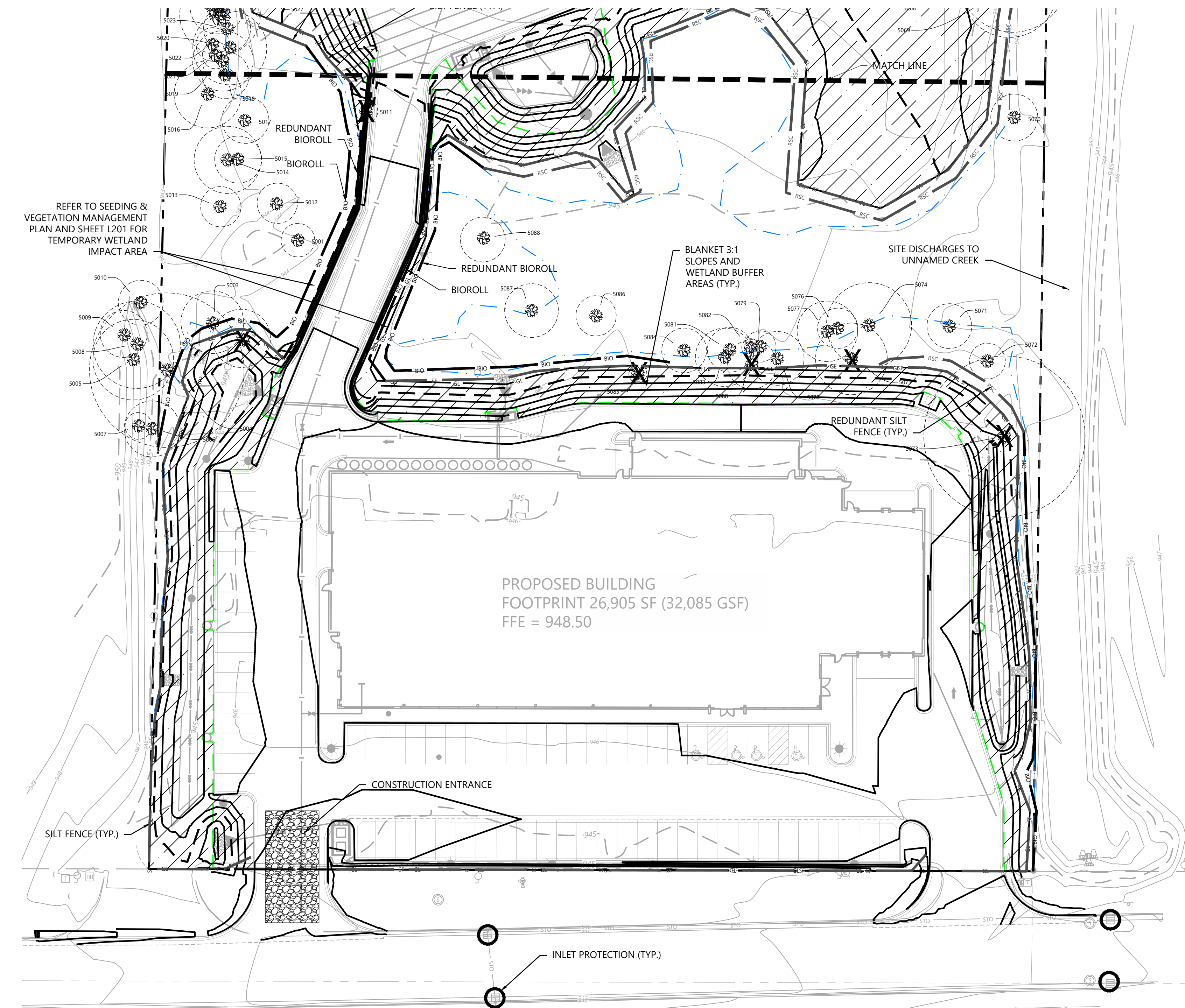


### GENERAL EROSION CONTROL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
  - ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION AND SHALL BE MAINTAINED UNTIL Viable TURF OR GROUND COVER AND WETLAND BUFFER HAVE BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
  - EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER. ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
  - ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
  - ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
  - THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY (STABILIZE WITHIN 7 DAYS OF GRADING INACTIVITY).
- A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX
- 22-111 AT 30.5-POUNDS PER ACRE.
  - TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
  - GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
  - MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
  - REFER TO WALSER KIA SEEDING AND VEGETATION MANAGEMENT PLAN AND SHEET L201 FOR WETLAND BUFFER SEEDING.
  - FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
  - ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
  - ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
  - THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
  - PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.
  - ALL TEMPORARY EROSION AND SEDIMENT CONTROL, TREE PROTECTION FENCING, AND OTHER TEMPORARY PROTECTION MEASURES MUST BE REMOVED WITHIN 30 DAYS AFTER PERMANENT GROUND COVER HAS BEEN FULLY ESTABLISHED, INSPECTED, AND APPROVED BY THE CITY OF MINNETONKA.

### EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		DELINEATED WETLAND EDGE
		SILT FENCE
		BIOROLL
		REDUNDANT SILT CONTROL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		INLET PROTECTION



Call 48 Hours before digging:  
811 or call811.com  
Common Ground Alliance

DESIGNED: 03/06/2023  
CHECKED: 03/06/2023  
DRAWN: 03/06/2023  
VERTICAL SCALE: 1"=30'

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH, SUITE 41N  
EDINA, MN 55435

DATE: 04/26/2024 LICENSE NO. 0036502

WESTWOOD PROFESSIONAL SERVICES, INC.  
12700 Whitewater Drive, Suite B200  
Minnetonka, MN 55343  
Phone: (820) 937-2169  
Fax: (820) 937-2622  
www.westwoodpro.com

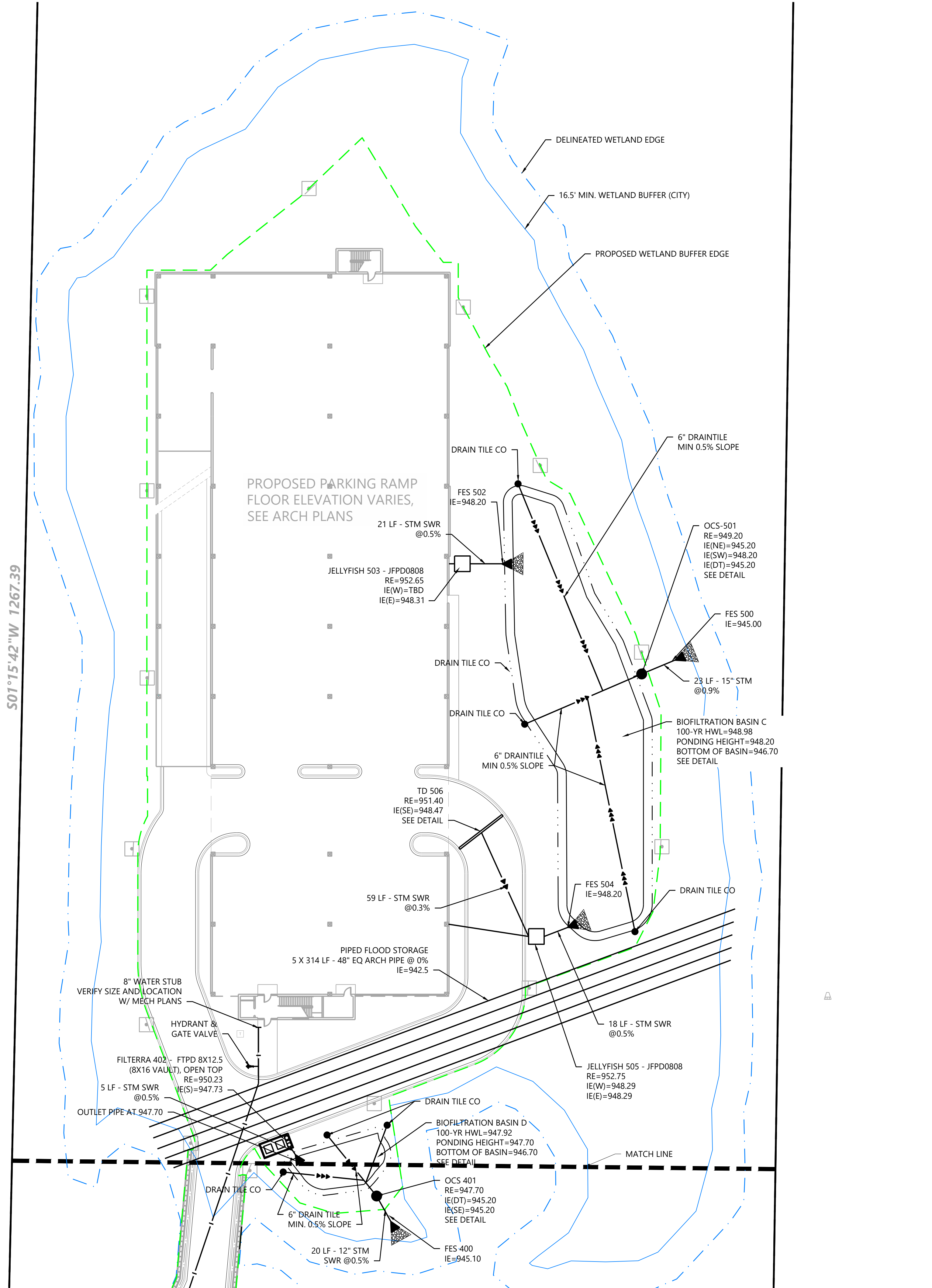
**Westwood**  
EROSION CONTROL PLAN

SHEET NUMBER:  
**C400**

DATE: 04/26/2024  
PROJECT NUMBER: 0036502.00

WALSER KIA MINNETONKA





**GENERAL UTILITY NOTES**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FOET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- DUCTILE IRON WATER LINES SHALL BE CLASS 52 PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM 888. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
- ALL WATER LINES SHALL HAVE 7.5" MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8"

- OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
- STORM SEWER PIPE:
  - RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
  - REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
  - HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
  - PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
  - CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A798 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10- FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
  - ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10- FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
- ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

**UTILITY LEGEND**

EXISTING	PROPOSED	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	DELINEATED WETLAND EDGE
---	---	16.5' MIN. WETLAND BUFFER (CITY)
---	---	PROPOSED WETLAND BUFFER EDGE
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	PUG
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE

Call 48 Hours before digging:  
811 or call811.com  
Common Ground Alliance

DESIGNED:	03/06/2023
CHECKED:	INTERNAL SET
DRAWN:	CITY RESUBMITTAL
APPROVED:	CITY RESUBMITTAL
DATE:	04/26/2024
SCALE:	AS SHOWN
SCALE:	AS SHOWN
SCALE:	AS SHOWN

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH, SUITE 41N  
EDINA, MN 55435

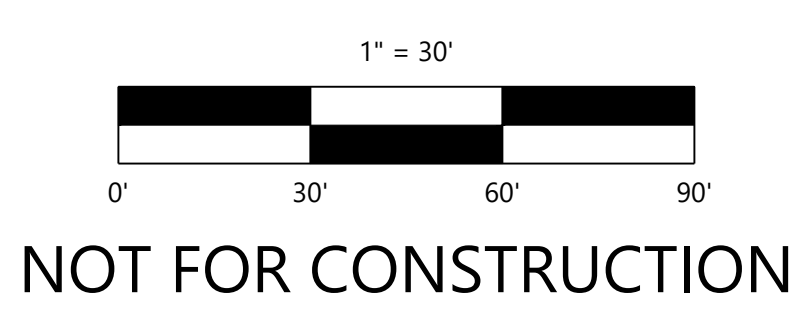
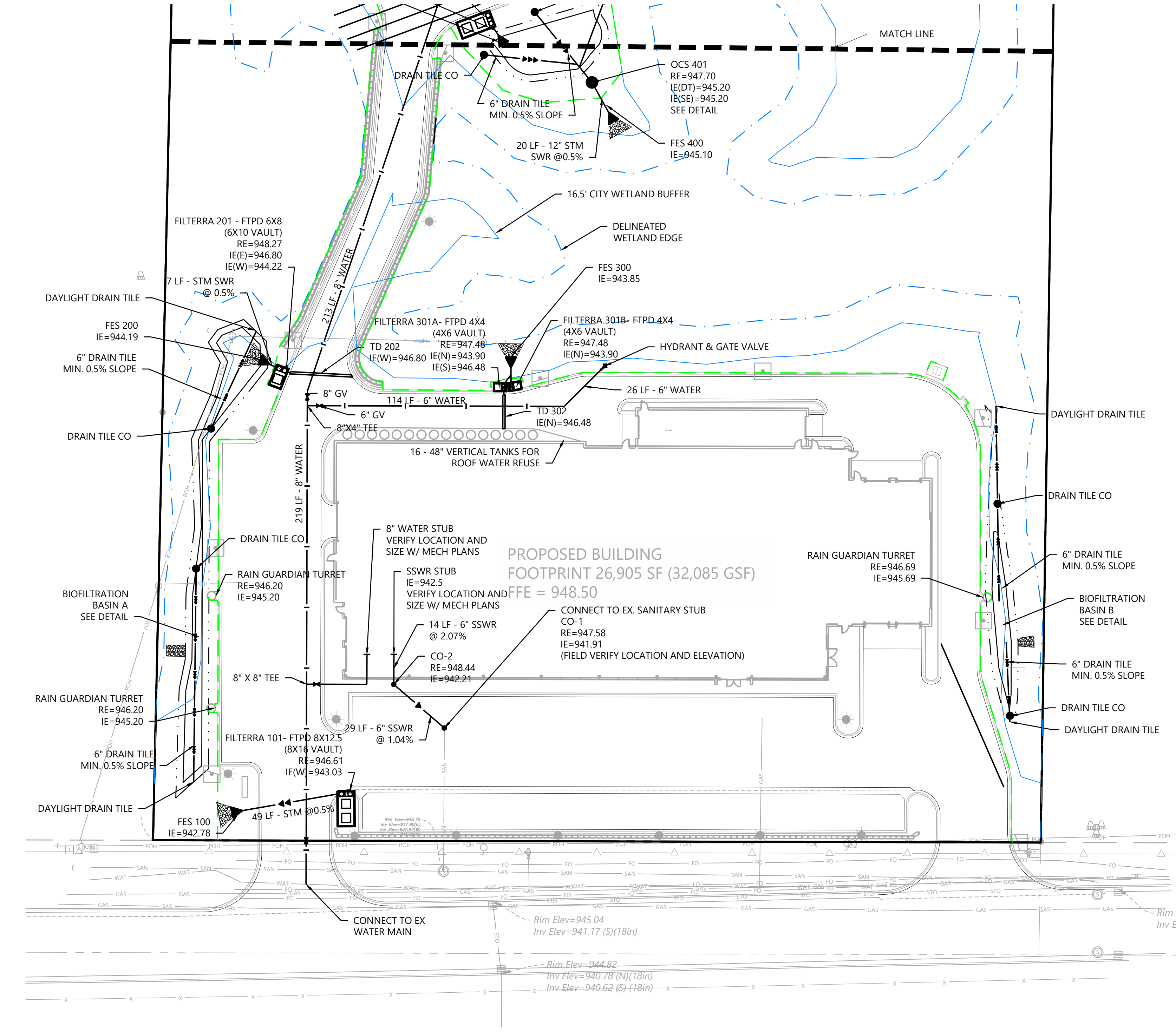
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
DATE: 04/26/2024 LICENSE NO. \_\_\_\_\_

**Westwood**  
12700 Whittaker Drive, Suite B200  
Minnetonka, MN 55343  
Phone: (952) 837-2100  
Fax: (952) 837-2222  
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SHEET NUMBER:  
**C500**  
DATE: 04/26/2024  
PROJECT NUMBER: 0036502.00





**STANDARD DETAIL**  
TRENCH WITH NATIVE BACKFILL

**ALTERNATIVE DETAIL**  
TRENCH WITH GRAVEL

**CONSTRUCTION ENTRANCE**

**CONCRETE WASHOUT AREA**

**TEMPORARY EROSION BLANKETS**  
TURF REINFORCEMENT MATS FOR SLOPES

**MANUFACTURED 2'x3' INLET PROTECTION**

**NOTES:**

- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

**NOTES:**

- FILTER FABRIC SHALL BE PLACED UNDER ROCK/WOOD CHIPS TO STOP MUD MIGRATION THROUGH ROCK/WOOD CHIPS.
- WOODCHIPS USED FOR CONSTRUCTION ENTRANCES MUST BE 80% NOT LESS THAN 2-INCHES AND NOT MORE THAN 5-INCHES. NO CHIPPED UP MANUFACTURED WOOD AND/OR CHEMICALLY TREATED IS ALLOWED.
- ENTRANCES MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS.
- FLIGHTY ROCK OR WOODCHIPS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
- LENGTH AND WIDTH TO BE ADJUSTED FOR SITE CONDITIONS.

**NOTES:**

- CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING CONTACTING WITH SOIL.
- IMPERMEABLE LINER INCLUDES TO MIL POLY LINER OR COMPACTED CLAY LINER. WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.
- DO NOT STRETCH.

**NOTES:**

- MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLOUDS, STICK AND GRASS.
- MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL.
- DO NOT STRETCH.

**NOTES:**

- INFRASAFE 2'x3' DEBRIS COLLECTION DEVICE OR ENGINEER APPROVED EQUAL.
- PLACE 400-MICRON BAG IN EACH BASKET PER MANUFACTURER'S SPECIFICATIONS.
- PLACE GRATE OVER COLLECTION DEVICE.
- CLEAN AND MAINTAIN BASKETS WHEN SEDIMENT IS MAXIMUM 3-INCHES FROM TOP OF BASKETS.
- CLEANING AND MAINTENANCE SHALL BE CONSIDERED INCIDENTAL.

**PLAN VIEW**

**ELEVATION VIEW**

**3D VIEWS**

**RAIN GUARDIAN TURRET PRETREATMENT CHAMBER**  
BIORETENTION PONDING DEPTH: 1'  
TYPICAL DETAIL

**PLAN VIEW NOTES:**

- INLET WIDTH AND DISTANCE BETWEEN BACK OF CURB AND RAIN GUARDIAN TURRET MAY VARY WITH SITE CONDITIONS.
- CONCRETE BASE EXTENDS BEYOND THE FILTER WALL OF THE RAIN GUARDIAN TURRET TO SERVE AS A SPLASH DISSIPATOR.

**ELEVATION VIEW NOTES:**

- THE TOP OF THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR) IS PRECISELY 1" BELOW THE GUTTERLINE ELEVATION.

**INSTALLATION NOTES:**

- INSTALL THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR). THE DISTANCE FROM THE BACK OF THE CURB TO THE RAIN GUARDIAN TURRET POSITION RAIN GUARDIAN TURRET SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL. LOCATE 1" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 1" PONDING DEPTH. 6" CLASS 5 AGGREGATE, AND 4" RAIN GUARDIAN TURRET BASE (INCLUDED). THEREFORE, THE TOP OF THE CLASS 5 COMPACTED BASE IS PRECISELY 1" BELOW THE GUTTERLINE ELEVATION. THE INLET TO THE RAIN GUARDIAN TURRET WILL BE 10-1/2" ABOVE THE TOP OF THE CONCRETE BASE AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN TURRET.
- SET RAIN GUARDIAN TURRET ON THE PREPARED CLASS 5 BASE.
- INSTALL FRAMING FOR INLET BETWEEN RAIN GUARDIAN TURRET AND BACK OF CURB. TOP ELEVATIONS OF THE FRAMING SHOULD MATCH THE TOP OF THE CURB ON THE STREET SIDE AND THE TOP OF THE RAIN GUARDIAN TURRET ON THE BIORETENTION SIDE.
- INSTALL EXPANSION/CONTRACTION JOINT MATERIAL OR A SHEET OF POLY TO SERVE AS A BOND BREAK BETWEEN RAIN GUARDIAN TURRET AND CONCRETE INLET BEFORE POURING INLET.
- SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.
- REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC ON THE INTERIOR SIDE OF THE RAIN GUARDIAN TURRET.

**REVISION HISTORY**

REV	BY	DATE	DESCRIPTION
A	MCH	11/16/2022	TURRET - 1'

**DEVELOPED BY:**  
ANKA ENGINEERING & DESIGN

**MANUFACTURED BY:**  
toneworks

**PLAN VIEW**

**SECTION A-A (STANDARD DEPTH SHOWN)**

**ALTERNATE ORIENTATION**

**CURB INLET DETAIL**

**FILTERRA PEAK DIVERSION (FTPD) CONFIGURATION DETAIL**

**FTPD CONFIGURATION (OPTIONS: DEEP "D", THROAT INLET "T", PIPE INLET "P", PIPE AND THROAT INLET "PT")**

MODEL NAME	PART NUMBER	AVAILABILITY	MEDIA AREA (SF)	MEDIA BAY SIZE	VAULT SIZE (W x L)	WEIR LENGTH/ MAX CURB OPENING	"MAX BYPASS FLOW (CFD)	INLET/ OUTLET ACCESS DIA.	TREE GRATE QTY AND SIZE
FFPD 6x4	FFPD064	ALL	19	4 x 4	4 x 6	1'-8"	1.4 / 4.8	12" x 12"	(1) 3' x 3'
FFPD 6x6	FFPD066	ALL	24	4 x 6	4 x 8	1'-8"	1.4 / 4.8	12" x 12"	(1) 3' x 3'
FFPD 6x8	FFPD068	ALL	24	6 x 4	6 x 8	1'-8"	1.4 / 4.8	12" x 12"	(1) 3' x 3'
FFPD 4.5x8.5	FFPD4585	DE, MD, NJ, PA, VA, WV ONLY	28	4.5 x 8.5	4.5 x 8.5	1'-8"	1.4 / 4.8	12" x 12"	(1) 3' x 3'
FFPD 6x6	FFPD066	ALL	36	6 x 6	6 x 8	1'-8"	1.4 / 4.8	12" x 12"	(1) 3' x 3'
FFPD 6x8	FFPD068	ALL	48	6 x 8	6 x 10	1'-8"	1.4 / 4.8	12" x 12"	(1) 4' x 4'
FFPD 8x8	FFPD088	CA, TX ONLY	66	8 x 7	8 x 10	2'-0"	2.1 / 6.8	24" x 24"	(1) 4' x 4'
FFPD 10x10	FFPD1010	ALL	60	8 x 10	8 x 12	1'-8"	1.4 / 4.8	12" x 12"	(1) 4' x 4'
FFPD 8x7	FFPD087	ALL	70	7 x 10	7 x 15	2'-0"	2.1 / 6.8	24" x 24"	(1) 4' x 4'
FFPD 8x8	FFPD088	CA, TX ONLY	72	8 x 9	8 x 12	2'-0"	2.1 / 6.8	24" x 24"	(1) 4' x 4'
FFPD 8x12	FFPD0812	ALL	84	8 x 10.5	8 x 14	3'-0"	2.5 / 8.2	24" x 24"	(1) 4' x 4'
FFPD 8x12	FFPD0812	ALL	100	8 x 12.5	8 x 16	3'-0"	2.5 / 8.2	24" x 24"	(1) 4' x 4'
FFPD 8x15	FFPD0815	OR, WA ONLY	103	9 x 11.5	9 x 15	3'-0"	2.5 / 8.2	24" x 24"	(1) 4' x 4'

**GENERAL NOTES:**

- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEER FOR REPRESENTATIVE WEIGHTS.
- INSTALL WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL BE BUILT TO 10% OR PER APPROVING JURISDICTION, WHICHEVER IS MORE STRINGENT. ASSEMBLING EARTH COVER OF 0'-10" AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CARTERS SHALL MEET ASHTO M30 PER APPROVING JURISDICTION AND ASHTO LOAD FACTOR DESIGN METHOD.
- STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-867, ASTM C-618, AND ASHTO LOAD FACTOR DESIGN METHOD.
- OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
- THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
- NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

**INSTALLATION NOTES:**

- ANY SURFACE BACKFILL DEPTH AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT SEALING THE JOINTS LINE ENTRY AND DOT POINTS NON-SINK GROUP WITH APPROVED WATERSTOP OR FLEXIBLE BOOT.
- CARTRIDGE INSTALLATION BY CONTRACTOR SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

**JELLYFISH DESIGN NOTES**

**PLAN VIEW (TOP SLAB NOT SHOWN FOR CLARITY)**

**ELEVATION VIEW**

**FRAME AND COVER (DIAMETER VARIES) N.T.S.**

**24" TRENCH COVER (LENGTH VARIES) N.T.S.**

**JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.**

CARTRIDGE SELECTION	54"	48"	24"	18"
CARTRIDGE LENGTH	6'-0"	5'-0"	4'-0"	3'-0"
OUTLET INVERT TO STRUCTURE INVERT (A)	0.179 / 0.089	0.133 / 0.067	0.089 / 0.045	0.040 / 0.025
FLOW RATE (MGD) (DRAINDOWN (CFS) (PER CART)	2.84	2.23	1.42	0.93
DECK TO INVERT TOP (MIN) (B)	6.00	4.00	4.00	4.00

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE	+	-
WATER QUALITY FLOW RATE (GPM)	+	-
PEAK FLOW RATE (MGD)	+	-
RETURNS PERIOD OF PEAK FLOW (HRS)	+	-
# OF CARTRIDGES REQUIRED (HP 7.50)	+	-
CARTRIDGE LENGTH (IN)	+	-
PIPE DATA	+	-
INLET #	+	-
OUTLET #	+	-
OUTLET	+	-

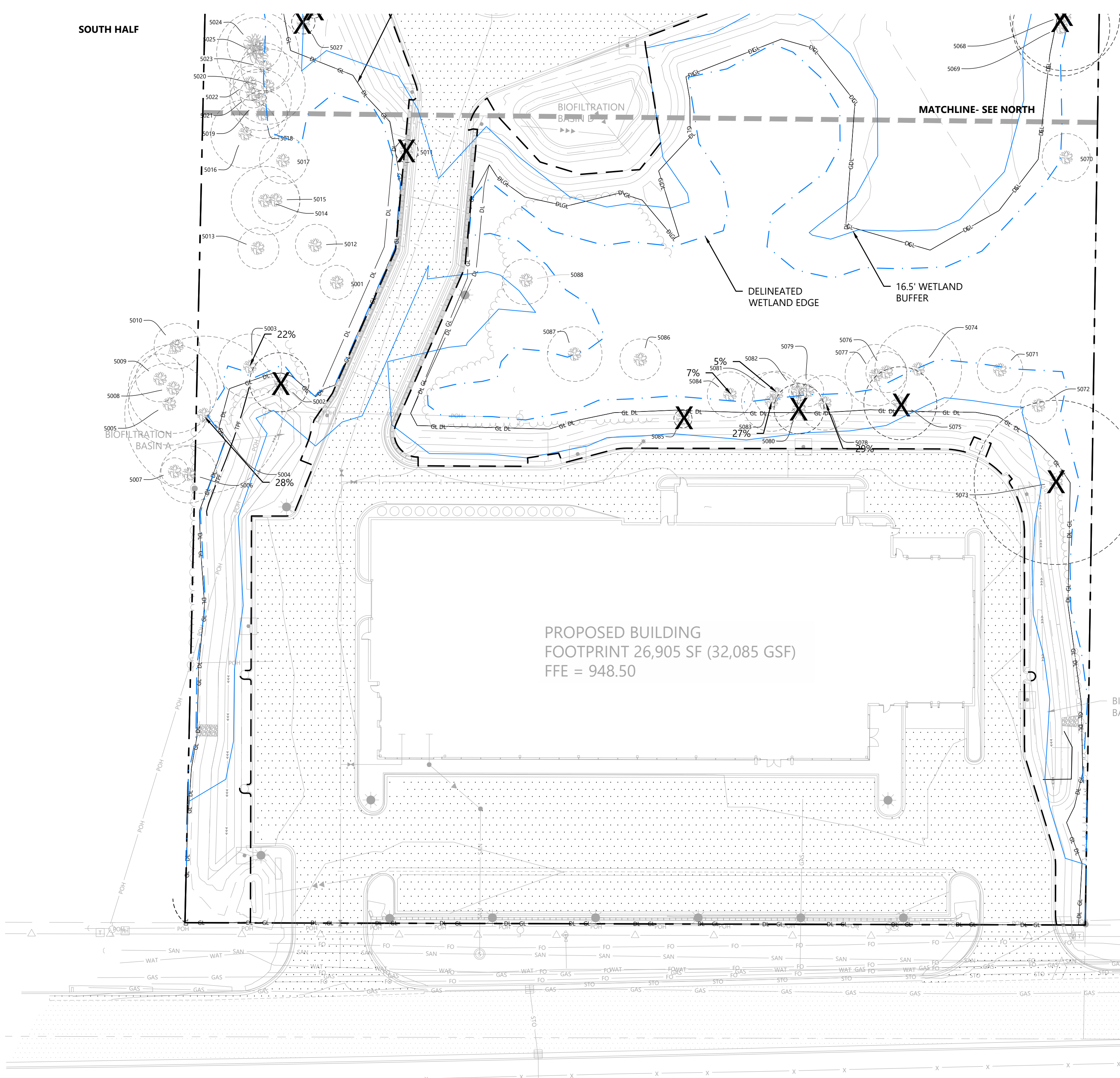
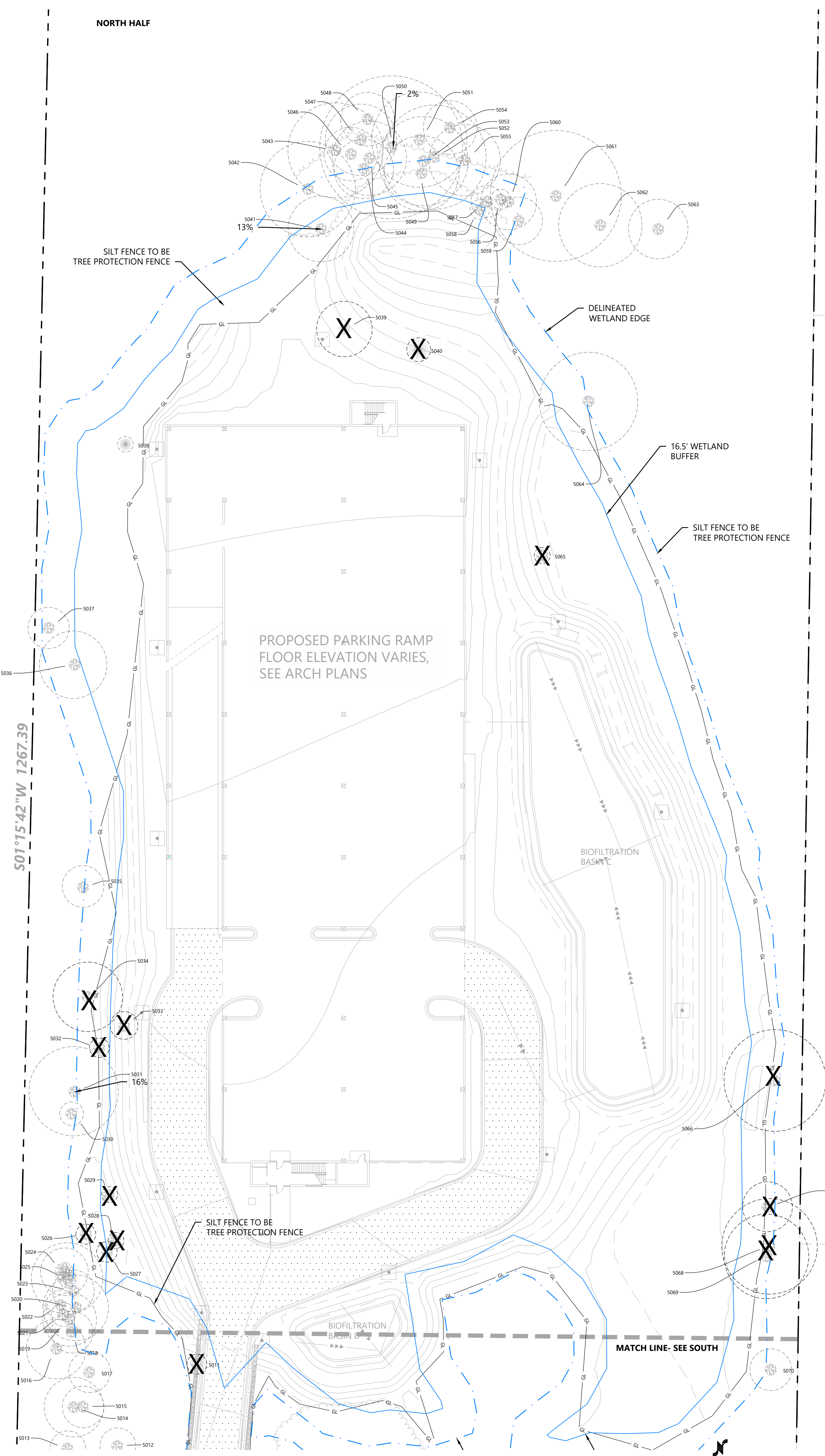
**GENERAL NOTES:**

- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEER FOR REPRESENTATIVE WEIGHTS.
- INSTALL WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL BE BUILT TO 10% OR PER APPROVING JURISDICTION, WHICHEVER IS MORE STRINGENT. ASSEMBLING EARTH COVER OF 0'-10" AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CARTERS SHALL MEET ASHTO M30 PER APPROVING JURISDICTION AND ASHTO LOAD FACTOR DESIGN METHOD.
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### TREE MITIGATION SUMMARY

TREE REMOVALS	
HIGH PRIORITY TREES	
NUMBER EXEMPT***=	45
NUMBER EXEMPT****=	10
NUMBER OF TREES EXCLUDING EXEMPT=	35
NUMBER REMOVED=	7
NUMBER EXEMPT REMOVED=	4
DECIDUOUS REMOVED (DBH in)=	109 in
CONIFEROUS REMOVED (ft)=	40 ft
PERCENT OF TREES ON SITE (50% ALLOWED)=	19% (7/35 = 2)
SIGNIFICANT TREES	
NUMBER OF SIGNIFICANT TREES=	37
NUMBER EXEMPT****=	11
NUMBER OF TREES EXCLUDING EXEMPT=	26
NUMBER REMOVED=	5
NUMBER EXEMPT REMOVED=	4
DECIDUOUS REMOVED (DBH in)=	25 in
CONIFEROUS REMOVED (ft)=	0 ft
PERCENT OF TREES ON SITE (50% ALLOWED)=	19% (5/26 = 19)
TOTALS	
NUMBER OF TREES ON SITE=	82
NUMBER EXEMPT****=	21
NUMBER OF TREES EXCLUDING EXEMPT=	61
NUMBER REMOVED=	12
NUMBER EXEMPT REMOVED=	8
DECIDUOUS REMOVED (DBH in)=	134 in
CONIFEROUS REMOVED (ft)=	40 ft
PERCENT OF TREES ON SITE=	20% (12/61 = 19)

\*\*\*EXEMPT TREES ARE TREES THAT ARE DEAD, DAMAGED BEYOND RECOVERY, INVASIVE, OR ASH TREES.

\*\*FOR ALL TREE SPECIES: A TREE SHALL BE REMOVED ANY TIME COMPACTING, CUTTING, FILLING, OR PAVING 30% OF THE CRITICAL ROOT ZONE. THE CRITICAL ROOT RADIUS IS CALCULATED BY MEASURING THE TREE'S DBH FOR EACH INCH IN TREE DIAMETER, 1.5 FT OF ROOT ZONE RADIUS. MUST BE PROTECTED.

\*SIGNIFICANT TREE IS A TREE THAT IS STRUCTURALLY SOUND AND HEALTHY AND THAT IS EITHER A DECIDUOUS TREE AT LEAST FOUR INCHES DBH OR A CONIFEROUS TREE AT LEAST 10 FT IN HEIGHT.

\*\*HIGH PRIORITY TREE IS A TREE THAT IS NOT IN A WOODLAND PRESERVATION AREA BUT IS STILL IMPORTANT TO THE SITE, THAT IS STRUCTURALLY SOUND AND HEALTHY THAT IS EITHER A DECIDUOUS TREE THAT IS AT LEAST 10 IN. DBH. OR CONIFEROUS TREE THAT IS AT LEAST 15 FT IN HEIGHT.

**MITIGATION REQUIRED**

\*\*\*NO MITIGATION REQUIRED- TREE REMOVAL RATES FALL WITHIN ALLOWABLE RATES.\*\*\*

REDEVELOPMENT ON A NON-SINGLE FAMILY PROPERTY REQUIRES MITIGATION FOR:

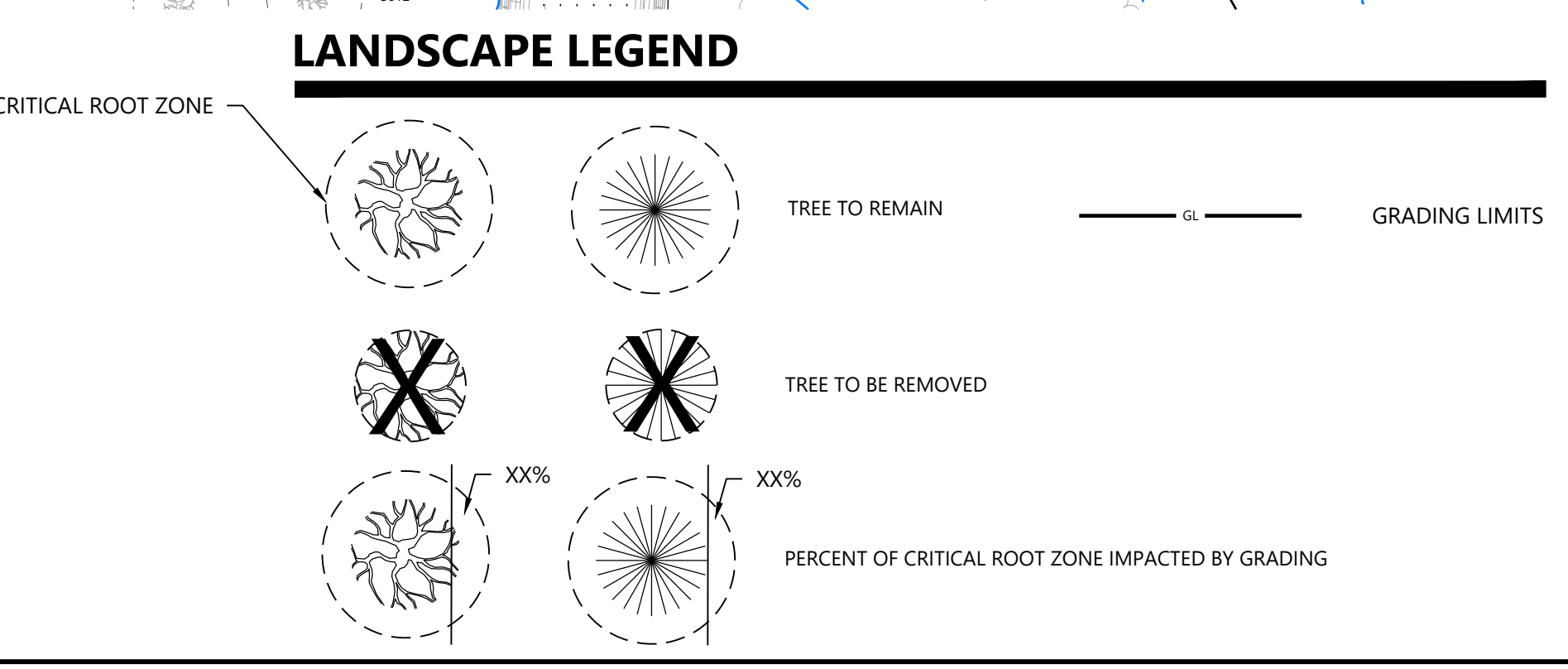
- HIGH PRIORITY TREES, SIGNIFICANT TREES, AND TREES WITHIN WOODLAND PRESERVATION REMOVED OUTSIDE OF: (1) THE BASIC TREE REMOVAL AREA; AND (2) THE WIDTH OF REQUIRED EASEMENTS FOR PUBLIC AND PRIVATE STREETS AND UTILITIES
- HIGH PRIORITY AND SIGNIFICANT TREES REMOVED FOR SURFACE STORMWATER PRACTICES.

### TREE INVENTORY

NO.	Species	DBH (in.)	High Priority	Significant	Multistem	Damaged	Removal
5001	Black Willow	10	X		X		
5002	Black Willow	13	X		X	trunk split at base	X
5003	Black Willow	14	X		X	severe lean, 40% crown death	
5004	Cottonwood	23	X				
5005	Cottonwood	12	X		X		
5006	Green Ash	4		X			
5008	Black Willow	13	X		X		
5009	Cottonwood	7		X			
5010	Cottonwood	10	X		X		
5011	Cottonwood	5		X	X		X
5012	Black Willow	6		X			
5013	Black Willow	6		X	X		
5014	Black Willow	10	X				
5015	Cottonwood	7		X		30% crown death	
5016	Black Willow	10	X		X		
5017	Black Willow	7		X			
5018	Cottonwood	8		X			
5019	Cottonwood	8		X			
5020	Cottonwood	12	X				
5021	Black Willow	4		X			
5022	Black Willow	5		X			
5023	Black Willow	7		X			
5024	Black Willow	8		X			
5025	Cottonwood	12	X				
5026	Aspen	5		X			X
5027	Aspen	7		X			X
5028	Aspen	4		X			X
5029	Aspen	4		X		2 ft sore on trunk	X
5030	Black Willow	4		X	X		
5031	Black Willow	16	X				
5032	Black Willow	5		X		20% crown death	X
5033	Green Ash	7		X			X
5034	Cottonwood	17	X		X		X
5035	Black Willow	7		X			
5036	Cottonwood	17	X				
5037	Black Willow	10	X		X	large sore + rot at trunk base, severe lean	
5038	Red Cedar	4/~15'	X				
5039	White Spruce	14/~25'	X				X
5040	White Spruce	6/~15'	X				X
5041	Cottonwood	16	X				
5042	Cottonwood	16	X				
5043	Cottonwood	16	X				
5044	Cottonwood	10	X				
5045	Cottonwood	12	X				
5046	Cottonwood	9		X	X		
5047	Cottonwood	12	X				
5048	Black Willow	9		X			
5049	Cottonwood	19	X				
5050	Cottonwood	24	X		X		
5051	Cottonwood	16	X				
5052	Black Willow	17	X			25% crown death	
5053	Black Willow	15	X				
5054	Black Willow	9		X		50% crown death	
5055	Cottonwood	12	X				
5056	Cottonwood	5		X			
5057	Cottonwood	8		X			
5058	Cottonwood	5		X			
5059	Cottonwood	8		X			
5060	Cottonwood	14	X				
5061	Cottonwood	22	X				
5062	Black Willow	14	X				
5063	Black Willow	10	X		X	large sore + rot at trunk base	
5064	Cottonwood	24	X				
5065	Green Ash	4		X			X
5066	American Elm	26	X			included bark @ crotch, wilt noted on lower branch	X
5067	Boxelder	12	X				X
5068	Cottonwood	24	X		X		X
5069	Cottonwood	21	X		X		X
5070	Green Ash	7		X			
5071	Black Willow	10	X		X	20% crown death	
5072	Black Willow	8		X	X		
5073	Cottonwood	36	X				X
5074	Cottonwood	19	X			15% crown death	
5075	Cottonwood	16	X			25% crown death	X
5076	Black Willow	6	X		X		
5077	Black Willow	9	X		X		
5078	Black Willow	12	X		X		
5079	Black Willow	7		X	X		
5080	Cottonwood	11	X				X
5081	Black Willow	10	X		X		
5082	Green Ash	4		X			
5083	Black Willow	13	X				
5084	Black Willow	10	X		X		
5085	Black Willow	4		X	X		X
5086	Green Ash	6		X			
5087	Boxelder	7		X			
5088	Green Ash	8		X		50% crown death	

### TREE INVENTORY LEGEND

Off Property
Exempt- Due to damage, dying, or invasive
Removed- High Priority
Removed- Significant
To Remain- High Priority
To Remain- Significant



DESIGNED: 03/06/2023 WESTWOOD PROFESSIONAL SERVICES, INC.  
 CHECKED: 03/06/2023 WESTWOOD PROFESSIONAL SERVICES, INC.  
 DRAWN: 03/06/2023 WESTWOOD PROFESSIONAL SERVICES, INC.  
 INITIAL ISSUE: 03/06/2023 WESTWOOD PROFESSIONAL SERVICES, INC.  
 PREPARED FOR: WALSER REAL ESTATE, LLC  
 7700 FRANCE AVENUE SOUTH, SUITE 41N  
 EDINA, MN 55435

WESTWOOD PROFESSIONAL SERVICES, INC.  
 12710 Whitehall Drive, Suite B200  
 Minneapolis, MN 55438  
 Phone: (612) 937-2552  
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 Email: info@westwoodps.com  
 www.westwoodps.com

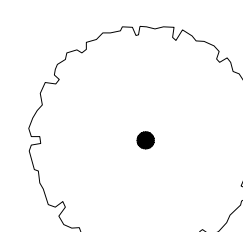
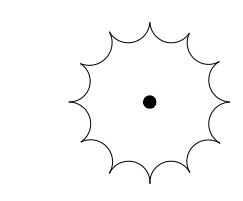
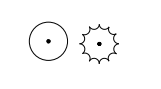
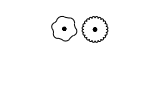


TREE PRESERVATION PLAN  
 SHEET NUMBER: L100  
 DATE: 04/26/2024  
 PROJECT NUMBER: 0036502.00

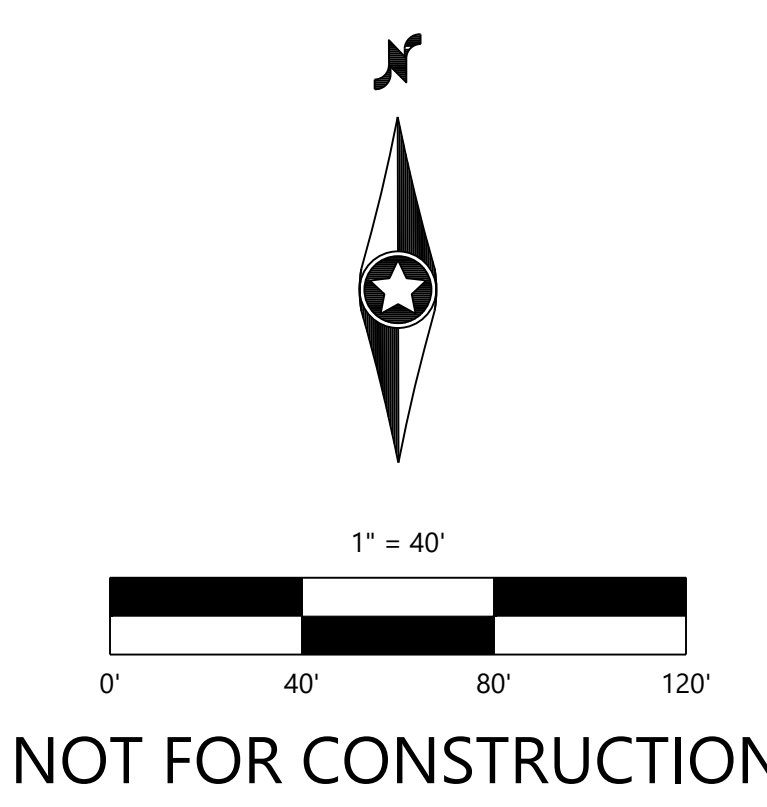




**SEE SHEET L200 FOR PLANT SCHEDULE AND LANDSCAPE SUMMARY**

**LANDSCAPE LEGEND**

-  DECIDUOUS TREE
-  CONIFEROUS TREE
-  SHRUBS
-  PERENNIALS
-  EDGER
-  EXISTING TREE



DESIGNED:	03/06/2023	INTERNAL SET
CHECKED:	03/28/2023	CITY RESUBMITTAL
DRAWN:	07/17/2024	MCWD RESUBMITTAL
APPROVED:	02/22/2024	MCWD RESUBMITTAL
DATE:	04/26/2024	MCWD RESUBMITTAL

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
 7700 FRANCE AVENUE SOUTH, SUITE 41N  
 EDINA, MN 55435

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA  
**JEFF WEDEHOFF**  
 DATE: 04/26/2024 LICENSE NO. \_\_\_\_\_

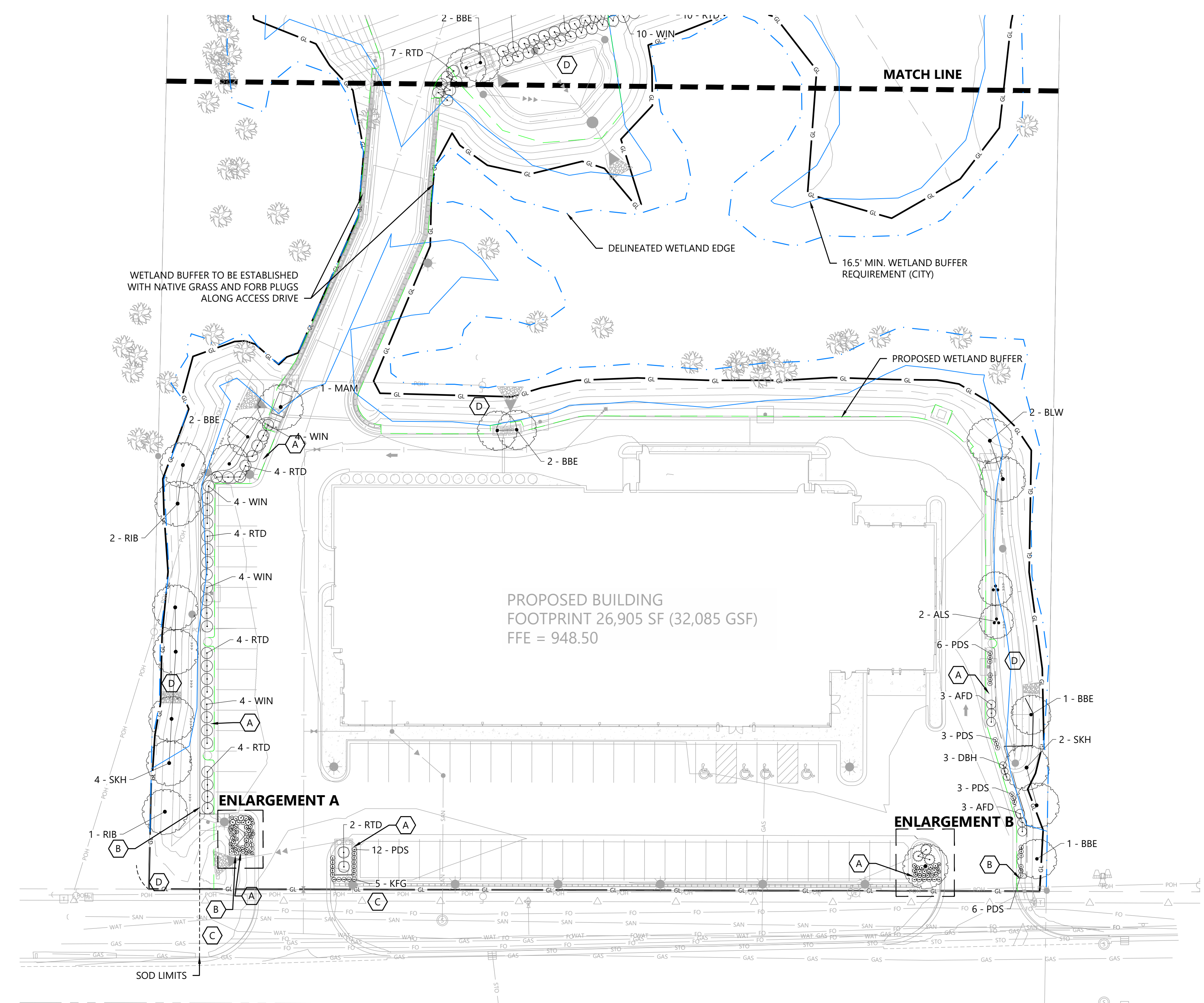
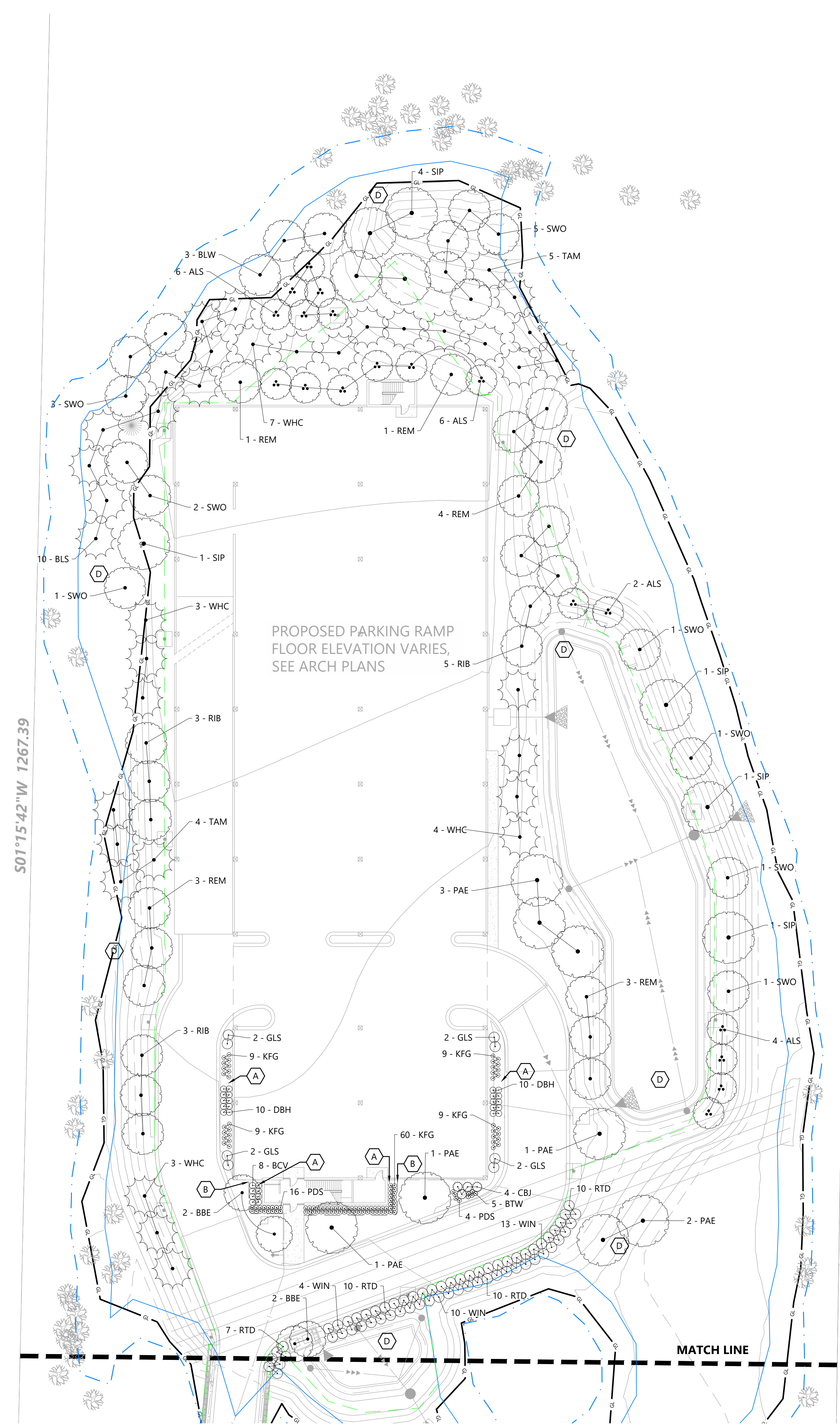
**WALSER KIA MINNETONKA**  
 MINNETONKA, MN

**Westwood**  
 12701 Whitewater Drive, Suite B200  
 Minneapolis, MN 55428  
 Phone: (612) 837-5150  
 Fax: (612) 837-5222  
 Email: [info@westwoodps.com](mailto:info@westwoodps.com)  
 Westwood Professional Services, Inc.

**LANDSCAPE PLAN  
 OVERALL**

SHEET NUMBER:  
**L200S**  
 DATE: 04/26/2024  
 PROJECT NUMBER: 0036502.00





**PLANT SCHEDULE**

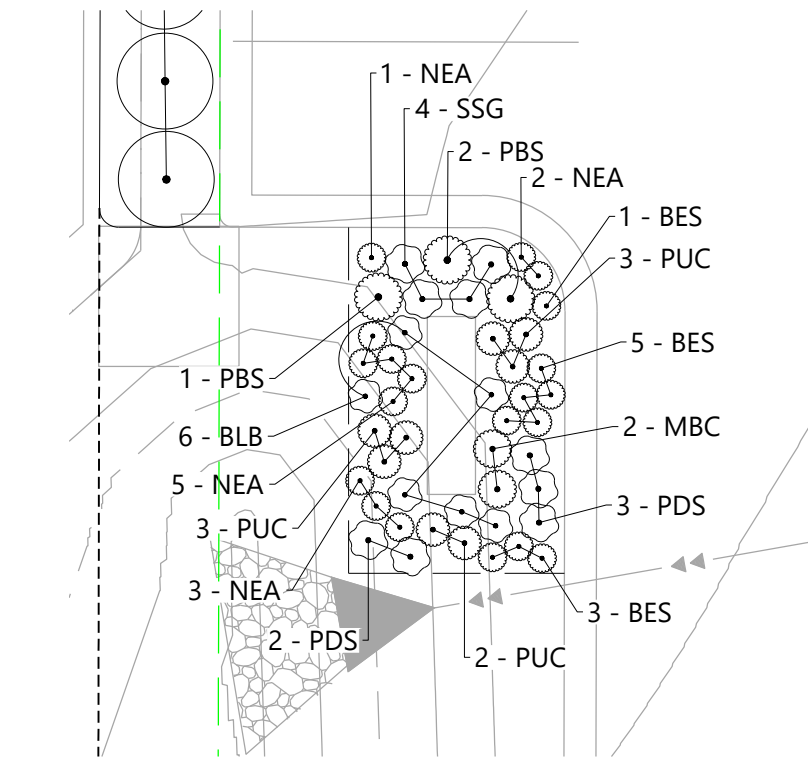
CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
<b>CONIFEROUS TREES</b>				
TAM	9	TAMARACK / LARIX LARICINA	6' HT B&B	AS SHOWN
BLS	10	BLACK SPRUCE / PICEA MARIANA	6' HT B&B	AS SHOWN
WHC	17	WHITE CEDAR / THUJA OCCIDENTALIS	6' HT B&B	AS SHOWN
<b>DECIDUOUS TREES</b>				
REM	12	RED MAPLE / ACER RUBRUM	2.5' CAL	AS SHOWN
MAM	2	MATADOR™ FREEMAN MAPLE / ACER X FREEMANII 'BAILSTON'	2.5' CAL	AS SHOWN
RIB	14	RIVER BIRCH / BETULA NIGRA	2.5' CAL	AS SHOWN
SKH	6	SKYLINE® HONEY LOCUST / GLIEDTSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5' CAL	AS SHOWN
SIP	8	SIOLXLAND POPLAR / POPULUS DELTOIDES 'SIOLXLAND'	2.5' CAL	AS SHOWN
SWO	15	SWAMP WHITE OAK / QUERCUS BICOLOR	2.5' CAL	AS SHOWN
BLW	5	BLACK WILLOW / SALIX NIGRA	2.5' CAL	AS SHOWN
PAE	8	PRINCETON AMERICAN ELM / ULMUS AMERICANA 'PRINCETON'	2.5' CAL	AS SHOWN
<b>ORNAMENTAL TREES</b>				
ALS	20	ALLEGHENY SERVICEBERRY MULTI-TRUNK / AMELANCHIER LAEVIS	6' HT B&B	AS SHOWN
BBE	10	BLUE BEECH / CARPINUS CAROLINIANA	2.5' CAL	AS SHOWN
<b>CONIFEROUS SHRUBS</b>				
CBJ	7	COMMON BUSH JUNIPER / JUNIPERUS COMMUNIS DEPRESSA	#5 CONT.	4'-0" O.C.
<b>DECIDUOUS SHRUB</b>				
RTD	55	RED TWIG DOGWOOD / CORNUS SERICEA	#5 CONT.	5'-0" O.C.
AFD	6	ARCTIC FIRE® RED TWIG DOGWOOD / CORNUS SERICEA 'FARROW'	#5 CONT.	4'-0" O.C.
DBH	23	DWARF BUSH HONEYSUCKLE / DIERSVILLA LONICERA	#5 CONT.	3'-0" O.C.
WIN	43	WINTERBERRY / ILEX VERTICILLATA	#5 CONT.	15'-0" O.C.
GLS	8	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	#5 CONT.	5'-0" O.C.
BCV	8	BAILEY'S COMPACT VIBURNUM / VIBURNUM TRILOBUM 'BAILEY COMPACT'	#5 CONT.	3'-0" O.C.
<b>PERENNIALS</b>				
BTW	15	BUTTERFLY MILKWEED / ASCLEPIAS TUBEROSA INTERIOR	#1 CONT.	24" O.C.
NEA	11	NEW ENGLAND ASTER / ASTER NOVAE-ANGLIAE	#1 CONT.	18" O.C.
MBC	2	MOONBEAM TICKSEED / COREOPSIS VERTICILLATA 'MOONBEAM'	#1 CONT.	24" O.C.
PUC	18	PURPLE CONEFLOWER / ECHINACEA PURPUREA	#1 CONT.	18" O.C.
PBS	3	PRAIRIE BLAZINGSTAR / LIATRIS Pycnostachya	#1 CONT.	30" O.C.
BES	12	BLACK-EYED SUSAN / RUDBECKIA HIRTA	#1 CONT.	18" O.C.
<b>GRASSES</b>				
KFG	101	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	24" O.C.
SSG	10	SHENANDOAH SWITCH GRASS / PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	24" O.C.
BLB	6	BLAZE LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'BLAZE'	#1 CONT.	18" O.C.
PDS	161	PRAIRIE DROPSIED / SPOROBOLUS HETEROLEPIS	#1 CONT.	24" O.C.

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER QTY. = QUANTITY CONT. = CONTAINER

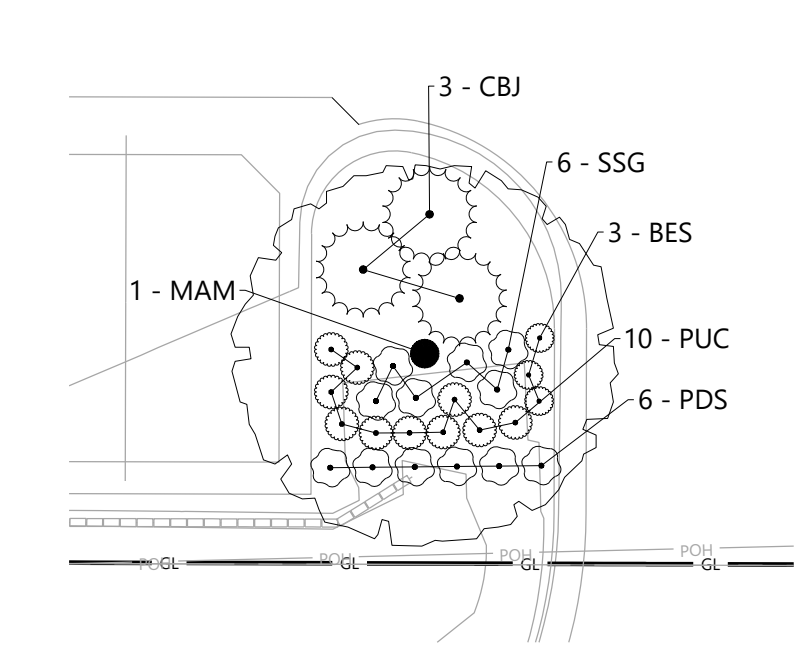
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

\*\*\*ALL NON-NATIVE SPECIES, OR CULTIVARS OF NATIVE SPECIES, TO BE LOCATED WITHIN THE PARKING LOT AND ALONG THE FRONTAGE RD. NO NON-NATIVES TO BE PLANTED IN WETLAND BUFFER AREA\*\*\*

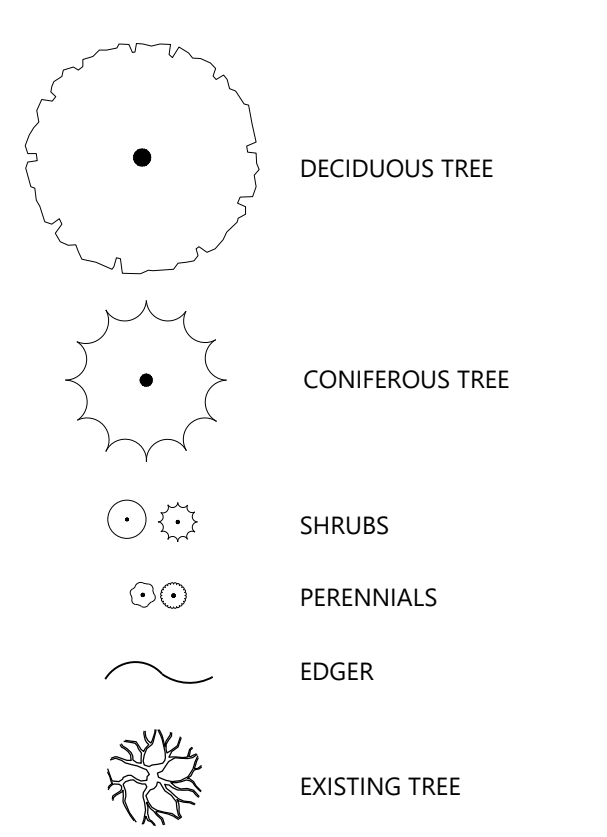
**ENLARGEMENT A (1"=10')**



**ENLARGEMENT B (1"=10')**



**LANDSCAPE LEGEND**



**LANDSCAPE KEYNOTES**

- A SHREDDED HARDWOOD MULCH (TYP)
- B EDGER (TYP)
- C SOD (TYP)
- D SEED MIX. REFER TO L201

**LANDSCAPE SUMMARY**

I-384 DISTRICT LANDSCAPE REQUIREMENTS:

- ALL EFFORTS SHALL BE TAKEN TO PRESERVE EXISTING NATURAL FEATURES
- A MINIMUM LANDSCAPE PLAN INVESTMENT OF 2 PERCENT OF TOTAL PROJECT VALUE IS REQUIRED.
- DECIDUOUS TREES WILL NOT BE LESS THAN 2 IN BUT NOT MORE THAN 4 IN CALIPER, CONIFEROUS TREES WILL NOT BE LESS THAN 6 FT BUT NOT MORE THAN 8 FT IN HEIGHT.

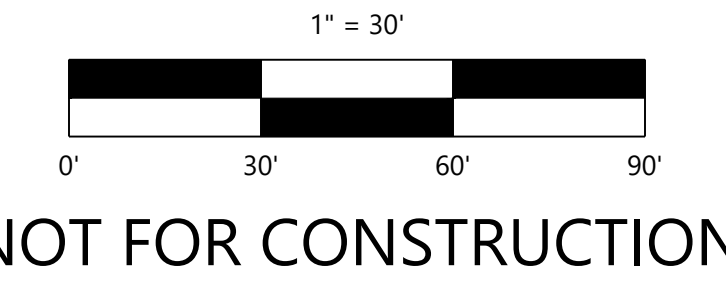
PARKING LOT LANDSCAPE REQUIREMENTS:

- ONE TREE FOR EACH 15 SURFACE PARKING SPACES.

TREES REQUIRED= 5 (65/15=4.33)

TREES PROVIDED= 136  
(36 PROPOSED CONIFEROUS TREES + 70 PROPOSED DECIDUOUS TREES + 30 PROPOSED ORNAMENTAL TREES)

\*\*\*ALL NON-NATIVE SPECIES, OR CULTIVARS OF NATIVE SPECIES, TO BE LOCATED WITHIN THE PARKING LOT AND ALONG THE FRONTAGE RD. NO NON-NATIVES TO BE PLANTED IN WETLAND BUFFER AREA\*\*\*



NOT FOR CONSTRUCTION

DESIGNED: 03/06/2023  
CHECKED: 03/06/2023  
DRAWN: 03/06/2023  
SCALE: 1"=30'

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH, SUITE 41N  
EDINA, MN 55435

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA  
JEFF WEISER/DORF  
DATE: 04/26/2024 LICENSE NO. 144260024

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Edina, MN 55435  
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Fax: (612) 937-2222  
www.westwoodps.com  
Westwood Professional Services, Inc.

**LANDSCAPE PLAN**

SHEET NUMBER:  
**L200**

DATE: 04/26/2024  
PROJECT NUMBER: 0036502.00



MESIC PRAIRIE SOUTHEAST NATIVE MIX SEEDING AREA

STORMWATER SOUTH & WEST NATIVE MIX SEEDING AREA

WET MEADOW SOUTH & WEST NATIVE MIX SEEDING AREA

LANDSCAPE LEGEND

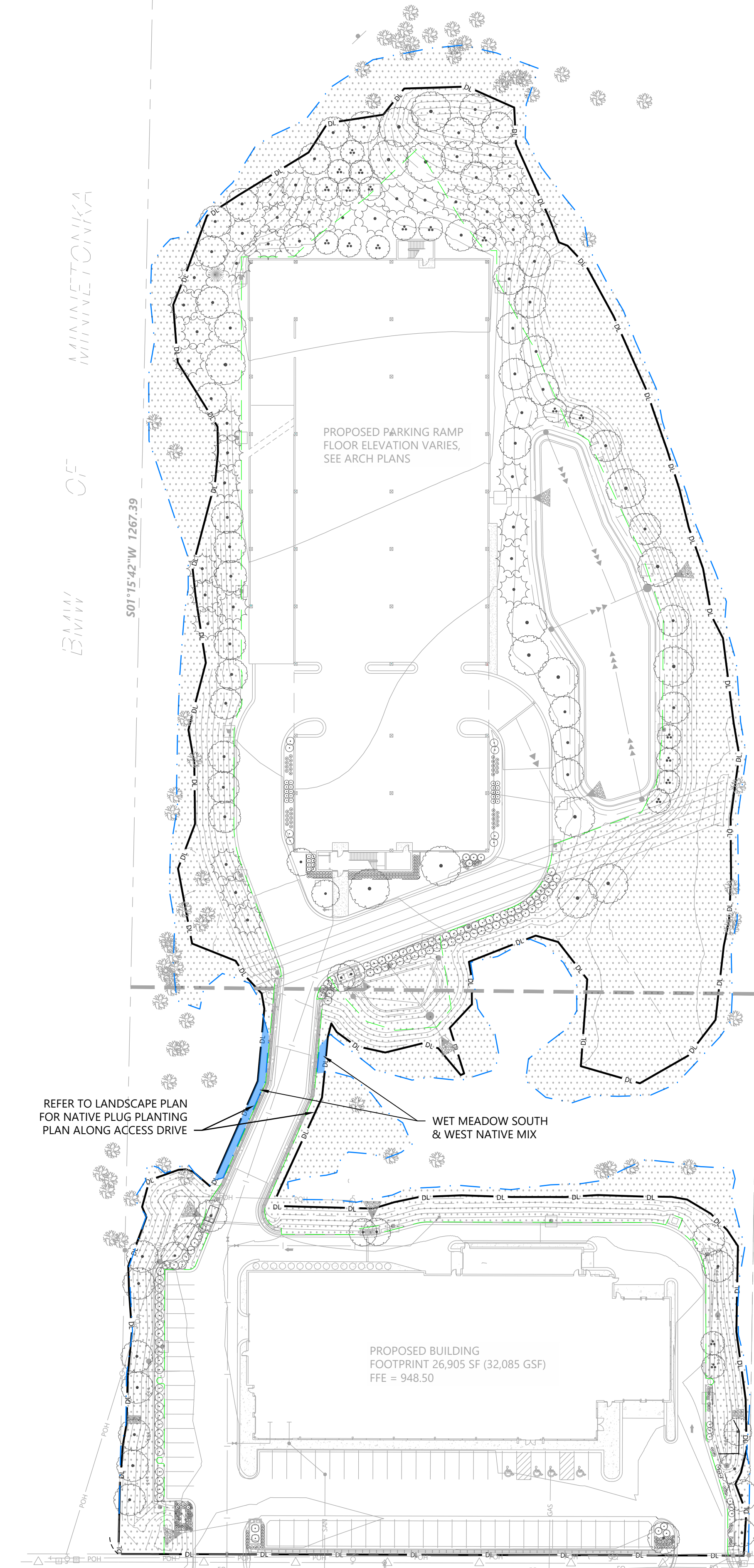
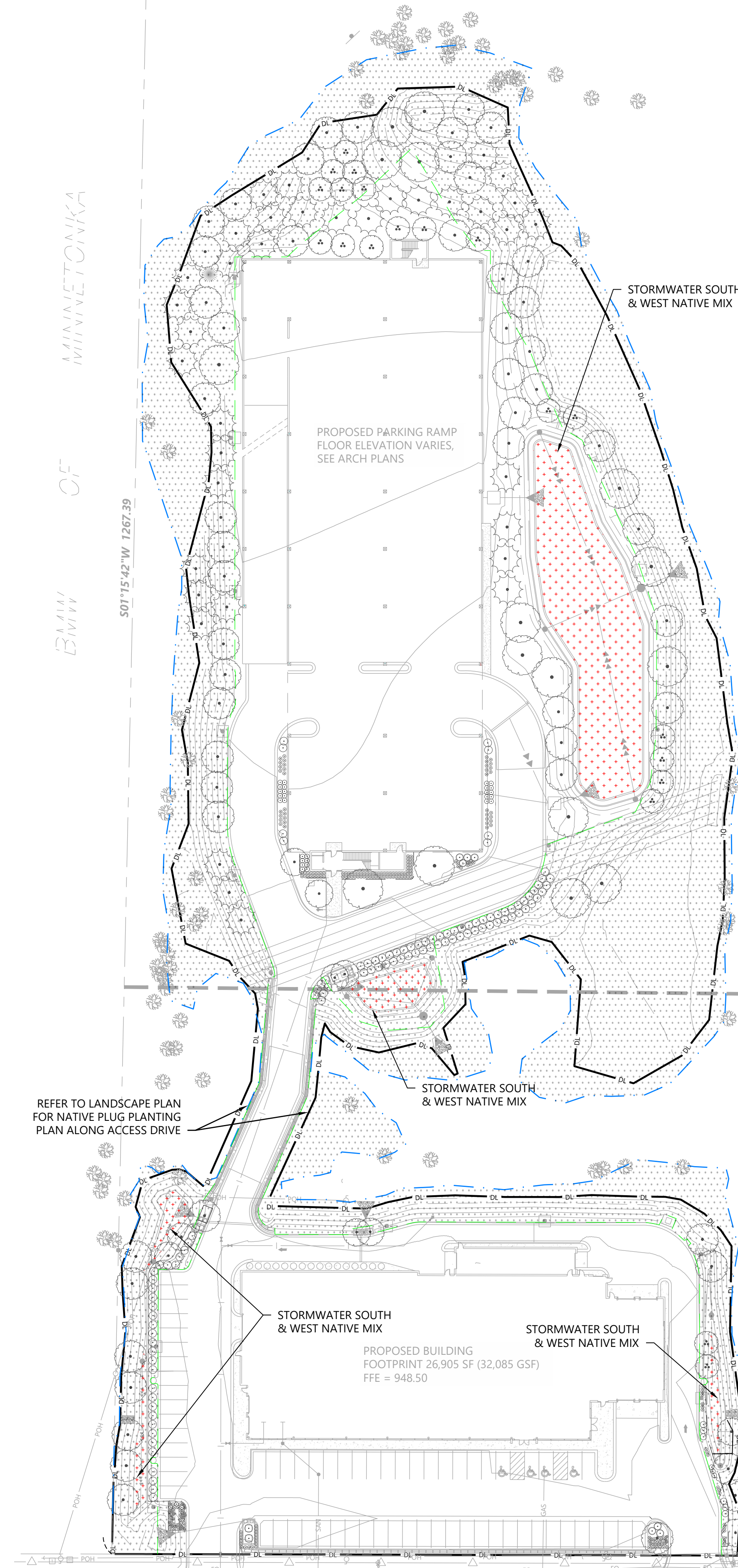
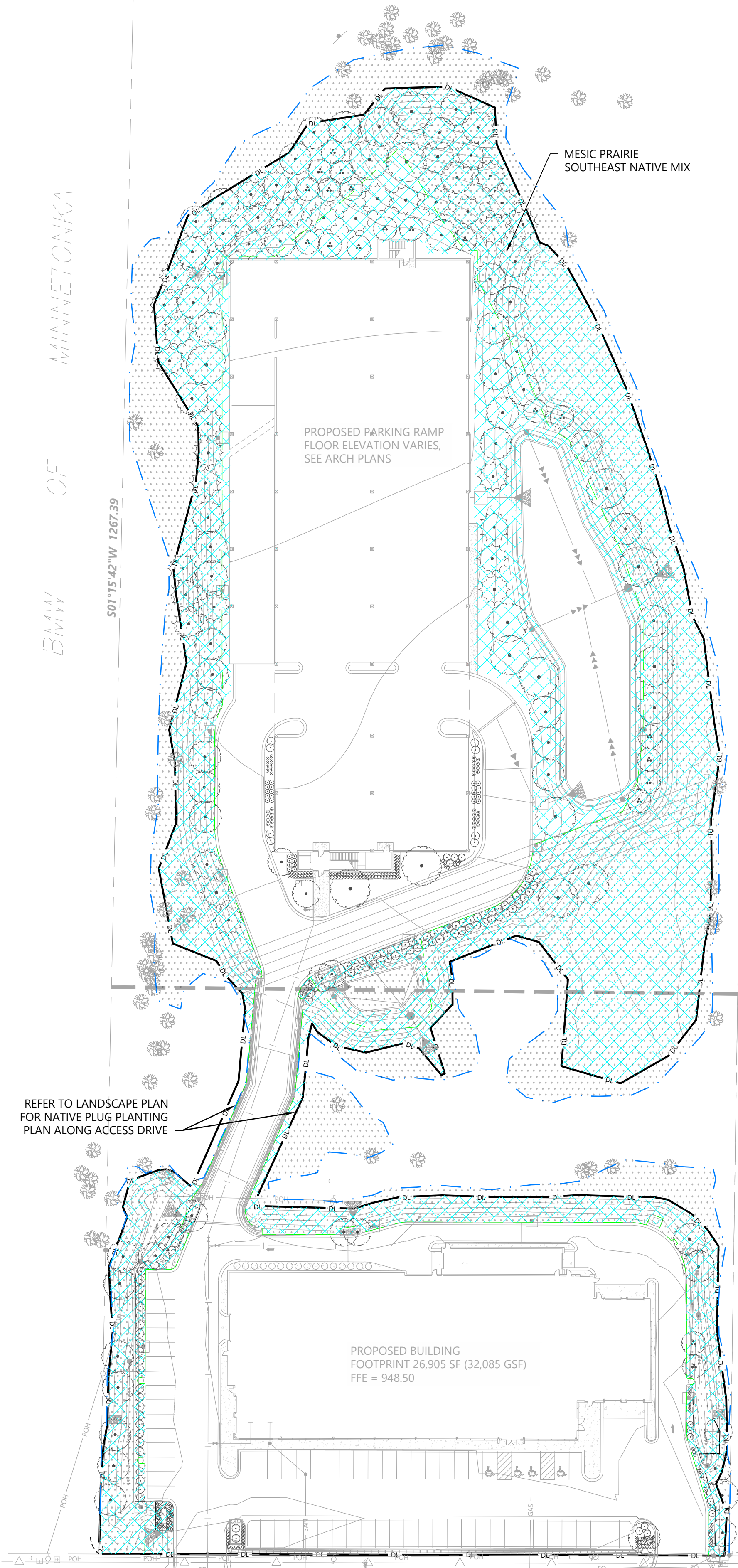
	DECIDUOUS TREE		MESIC PRAIRIE SOUTHEAST NATIVE MIX (35-64) TOTAL AREA = 2.21 ACRES
	CONIFEROUS TREE		WET MEADOW SOUTH & WEST NATIVE MIX (34-271) TOTAL AREA = 0.01 ACRES
	SHRUBS		STORMWATER SOUTH & WEST NATIVE MIX (33-261) TOTAL AREA = 0.28 ACRES
	PERENNIALS		WETLAND BUFFER AREA
	EDGER		
	EXISTING TREE		

SEEDING NOTES

- SEED MIXTURE SUPPLIERS AND APPROVAL**
- BWSR SEED MIXES SHALL BE ACQUIRED FROM SHOOTING STAR NATIVE SEEDS OR SIMILAR DISTRIBUTOR.
  - THE CONTRACTOR SHALL SUBMIT SEED TAGS AND WRITTEN CERTIFICATION OF NATIVE SEED MIX CONTENTS AND SUPPLIERS FOR APPROVAL BY THE ENGINEER/ENVIRONMENTAL SCIENTIST PRIOR TO INSTALLATION.
- SEEDBED PREPARATION**
- AFTER COMPLETION OF FINAL GRADING, THE SEEDBED SHALL BE PREPARED AND SMOOTHED TO BREAK UP ROOT SYSTEMS AND SOIL CLODS SO THAT THE AVERAGE CLUMP IS LESS THAN 2 INCHES IN DIAMETER.
  - PRIOR TO SEEDING, THE CONTRACTOR SHALL KILL AND FLOW OR DISC VEGETATION IN THE AREA TO BE SEED. HERBICIDE TREATMENT MAY BE REQUIRED FOR REMOVAL AT THE DISCRETION OF THE VEGETATION MANAGEMENT CONTRACTOR BASED ON SPECIES PRESENT AND MOISTURE CONDITIONS. THE PLANTING AREA SHOULD BE FREE OF ALL EXISTING VEGETATION.
  - THE SEEDBED SHALL BE PREPARED BY DECOMPACTING SOIL TO A DEPTH OF 18 INCHES AND AMENDING SOIL WITH ORGANIC MATTER. SOIL DECOMPACTION WITHIN THE DRIP LINE OR CRITICAL ROOT ZONE OF TREES OR WITHIN 10 FEET OF UTILITIES WILL BE ACCOMPLISHED SOLELY BY INCORPORATION OF ORGANIC MATTER.
  - TREES TO BE PLANTED PER LANDSCAPE PLAN AND LANDSCAPE NOTES PRIOR TO SEEDING. ANY SOIL COMPACTION DUE TO TREE PLANTING TO BE DECOMPACTED AS SPECIFIED IN NOTE 5 PRIOR TO SEEDING.
  - SEEDING SHALL NOT BE CONDUCTED BETWEEN JULY 10 AND AUGUST 20.
- SEED MIXTURES AND RATES**
- THE CONTRACTOR SHALL SEED: STATE SEED MIX 34-271 (WET MEADOW SOUTH & WEST NATIVE MIX) ON DISTURBED SOILS WITHIN THE TEMPORARY WETLAND IMPACT AREA. STATE SEED MIX 35-64 (MESIC PRAIRIE SOUTHEAST NATIVE MIX) ON GRADED/DISTURBED SOILS WITHIN THE DESIGNATED BUFFER AREAS. STATE SEED MIX 33-261 (STORMWATER SOUTH & WEST NATIVE MIX) SHALL BE SEED WITHIN DESIGNATED INFILTRATION BASINS.
  - SEED MIXES SHALL BE INSTALLED AT THE RATES SPECIFIED BELOW:

MIX	LBS. PURE LIVE SEED/ACRE
34-271 WET MEADOW SOUTH & WEST NATIVE MIX	12
33-261 STORMWATER SOUTH & WEST NATIVE MIX	35
35-64 MESIC PRAIRIE SE NATIVE MIX	12

- SUBSTITUTIONS OF SIMILAR SPECIES OR MIXES MUST BE APPROVED BY THE ENVIRONMENTAL SCIENTIST AND THE MINNEHAHA CREEK WATERSHED DISTRICT.
- SEEDING METHODS**
- SEED MIXES SHALL BE INSTALLED IN ACCORDANCE WITH:
    - Minnesota Wetland Restoration Guide, Second Edition (Minnesota Board of Water and Soil Resources [BWSR]) <http://bwsr.state.mn.us/mn-wetland-restoration-guide>
    - 2023 SEEDING MANUAL (MINNESOTA DEPARTMENT OF TRANSPORTATION OFFICE OF ENVIRONMENTAL STEWARDSHIP, 2023) <https://www.dot.state.mn.us/environment/erosion/vegetation.html>, AND
    - STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION (MINNESOTA DEPARTMENT OF TRANSPORTATION, 2020).
  - SEED MIXES MAY BE BROADCAST OR SEED WITH A NATIVE GRASS DRILL.
  - SEEDED AREAS SHALL BE FIRMED WITH A ROLLING-TYPE PACKER WITHIN TWO DAYS AFTER SEEDING.
  - SEEDED AREAS SHALL BE MULCHED WITH MN/DOOT TYPE 3 (MCA CERTIFIED WEED FREE GRAIN STRAW) MULCH AT A RATE OF 2 TONS PER ACRE AND THE MULCH SHALL BE ANCHORED WITH A DISC OR TACKIFIER.



1" = 50'

NOT FOR CONSTRUCTION

DESIGNED:	03/06/2023
CHECKED:	03/06/2023
IN REVIEW:	03/06/2023
APPROVED:	03/06/2023
DATE:	03/06/2023
SCALE:	AS SHOWN
PROJECT:	0036502.00
SHEET:	L201

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH, SUITE 41N  
EDINA, MN 55435

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.  
JEFF WELSH/ENGINEER  
DATE: 04/26/2024 LICENSE NO. 100000000

**WALSER KIA MINNETONKA**  
MINNETONKA, MN

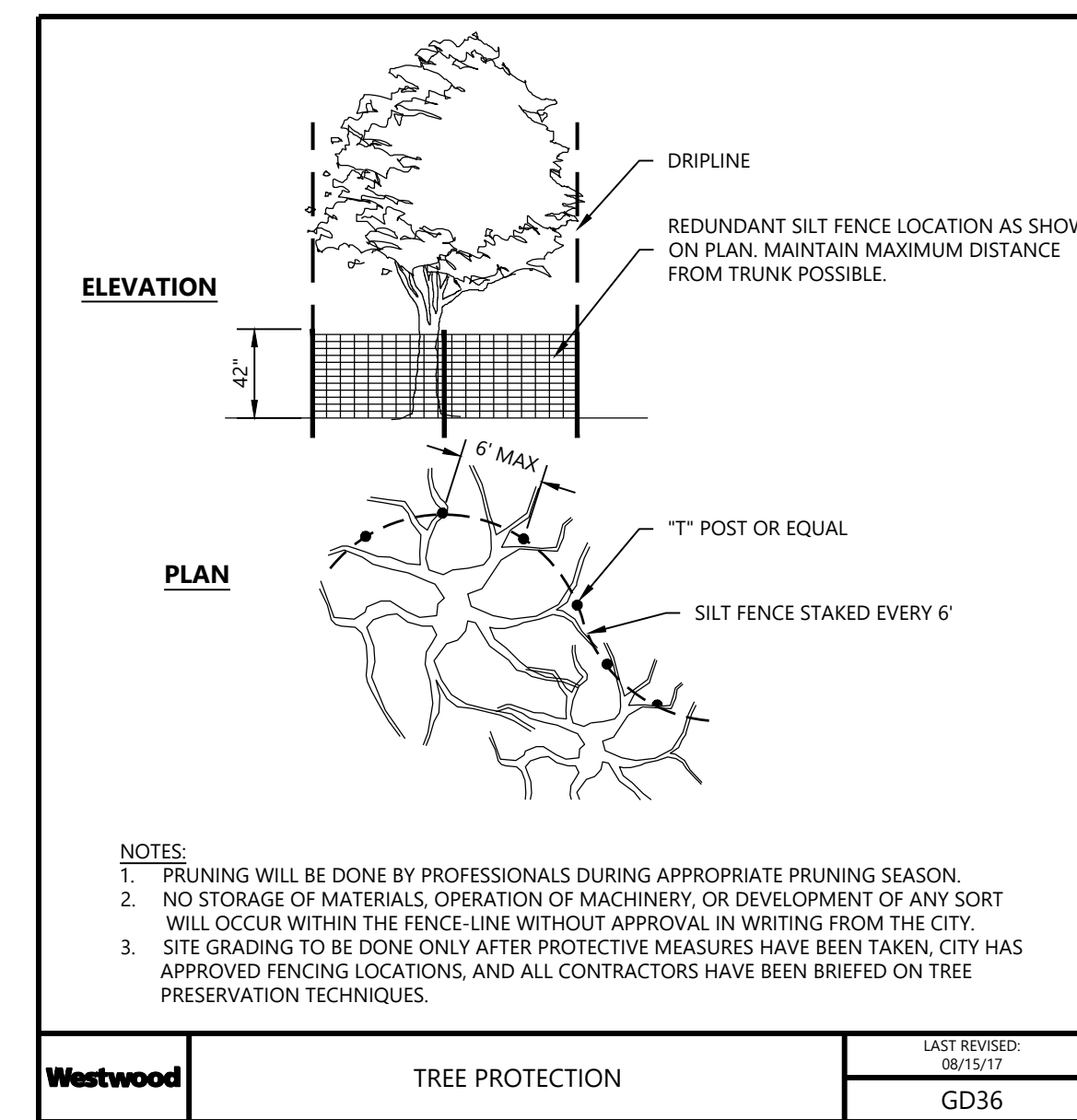
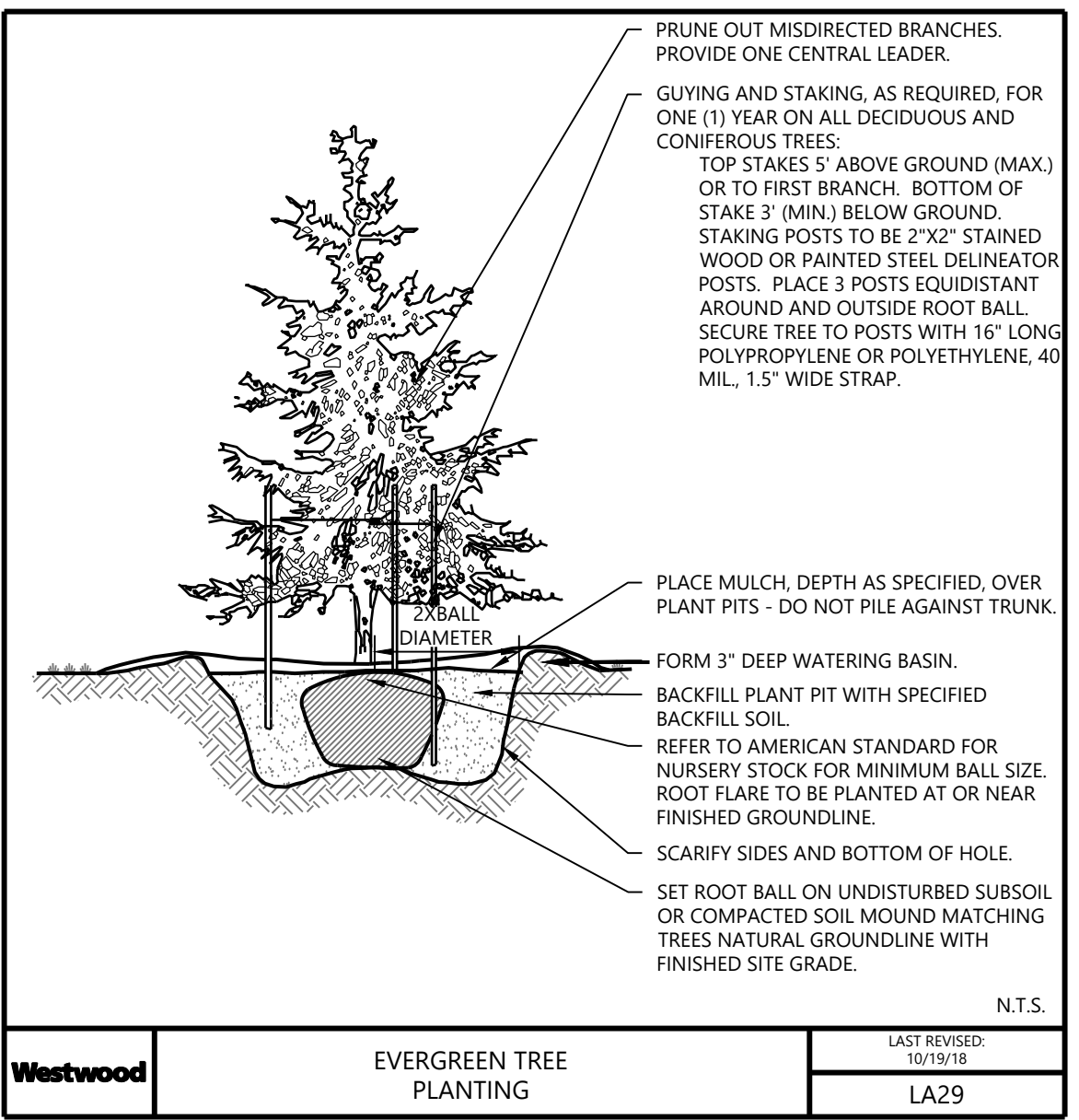
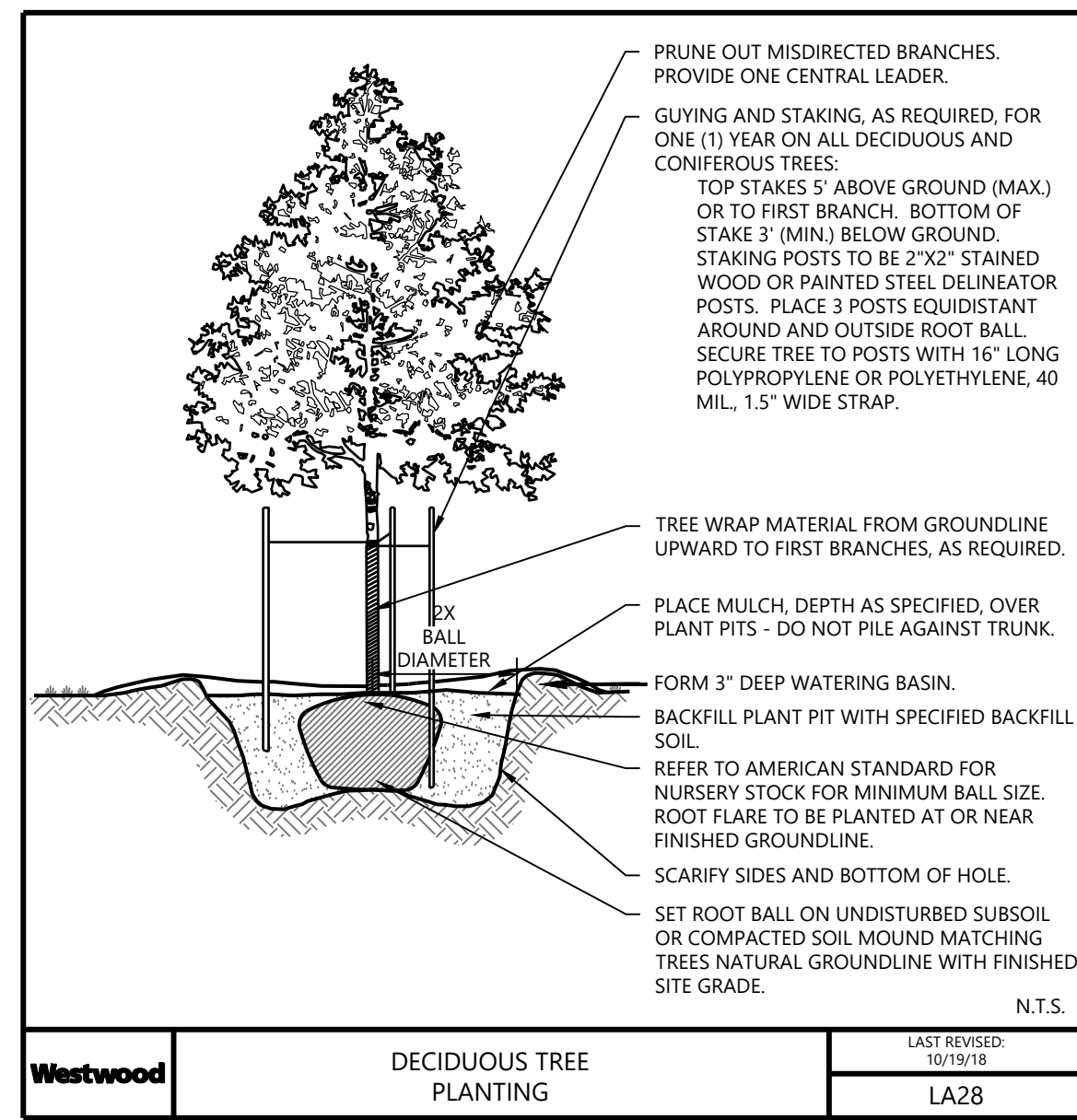
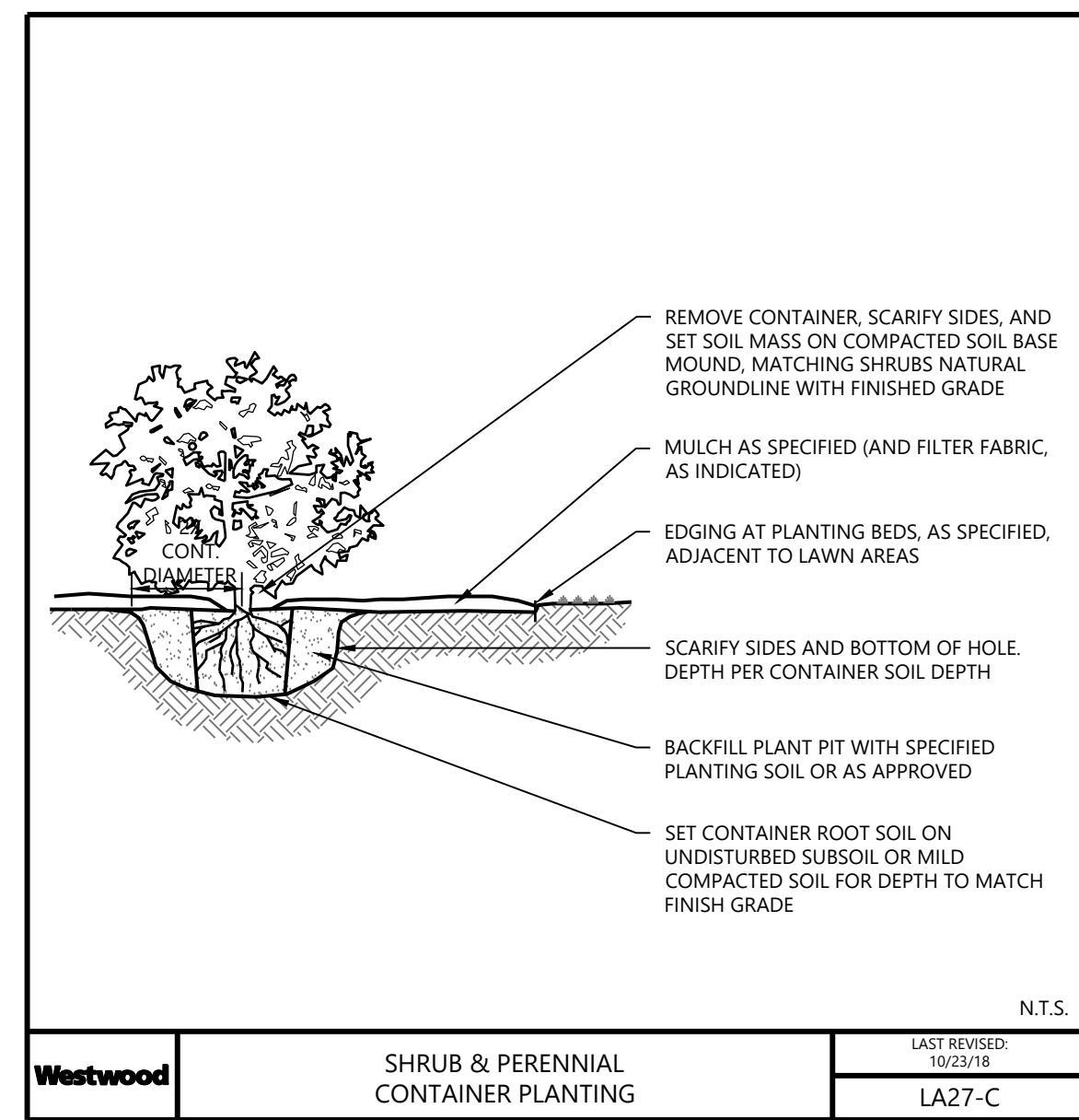
**Westwood**  
12700 Whitehall Drive, Suite B200  
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Phone: (952) 837-2169  
Fax: (952) 837-2622  
www.westwoodps.com  
Westwood Professional Services, Inc.

**SEEDING PLAN**

SHEET NUMBER:  
**L201**

DATE: 04/26/2024  
PROJECT NUMBER: 0036502.00





**PLANTING NOTES**

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:  
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.  
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.  
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.  
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.  
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL COLORED, OR APPROVED EQUAL. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED ON THE SEEDING PLAN AND PER MN/DOT SPECIFICATIONS.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

DESIGNED:	
CHECKED:	
DRAWN:	
APPROVED:	
SCALE:	

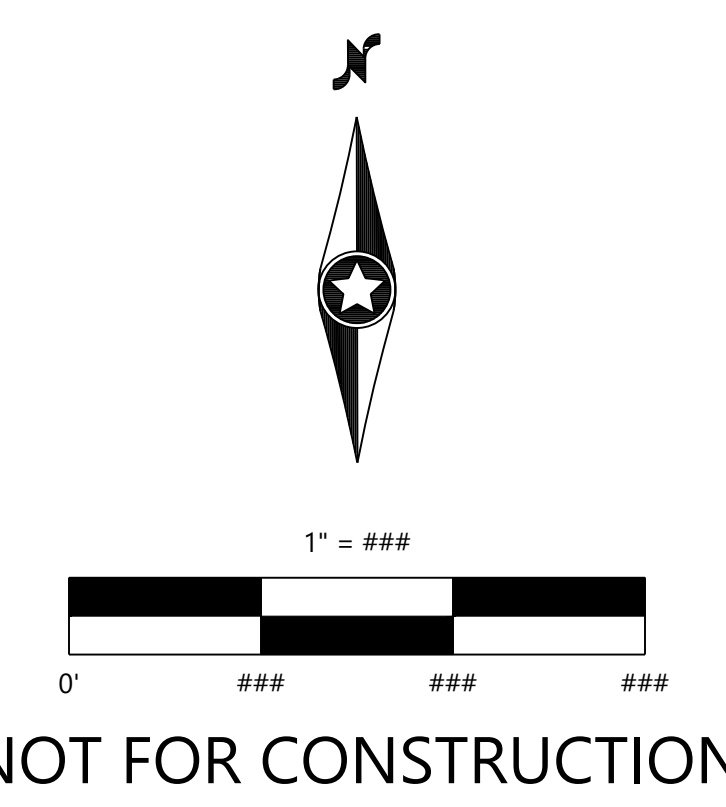
INITIAL ISSUE:	03/06/2023
ISSUES:	03/06/2023 INTERNAL SET
	07/17/2024 CITY RESUBMITTAL
	07/17/2024 CITY RESUBMITTAL
	09/26/2024 M/CWD RESUBMITTAL
	04/26/2024 M/CWD RESUBMITTAL

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH, SUITE 41N  
EDINA, MN 55445

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.  
JEFF WEISER/DORF  
DATE: 04/26/2024 LICENSE NO. \_\_\_\_\_

**WALSER KIA MINNETONKA**  
MINNETONKA, MN

**Westwood**  
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Minnetonka, MN 55343  
Phone: (888) 837-2550  
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www.westwoodps.com  
Westwood Professional Services, Inc.



LANDSCAPE NOTES

SHEET NUMBER:  
**L202**  
DATE: 04/26/2024  
PROJECT NUMBER: 0036502.00



DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	GO
VERTICAL SCALE:	
INITIAL ISSUE:	10/05/2022
REVISIONS:	

PREPARED FOR:  
**WALSER REAL ESTATE, LLC**  
7700 FRANCE AVENUE SOUTH SUITE 410N  
EDINA, MN 55435

**PROPOSED  
SITE PLAN**

**WALSER KIA**  
MINNETONKA, MN

**Westwood**  
12701 Winnetka Drive, Suite #200  
Minnetonka, MN 55343  
Phone: (888) 937-5150  
Fax: (888) 937-5150  
Toll Free: (888) 937-5150  
westwoodps.com  
Westwood Professional Services, Inc.

**EXHIBIT B:  
MCWD  
WETLAND  
BUFFER AREA**

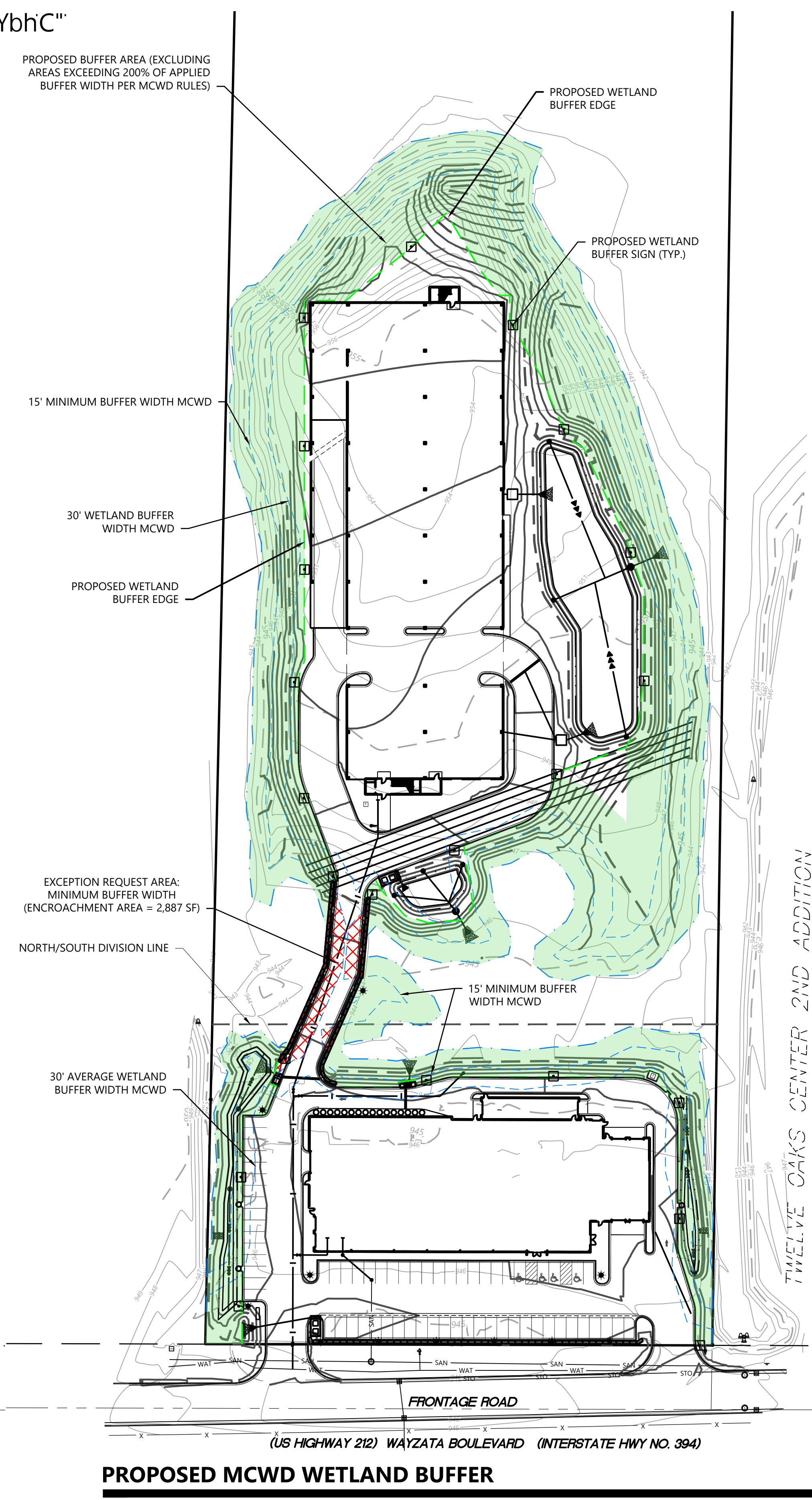
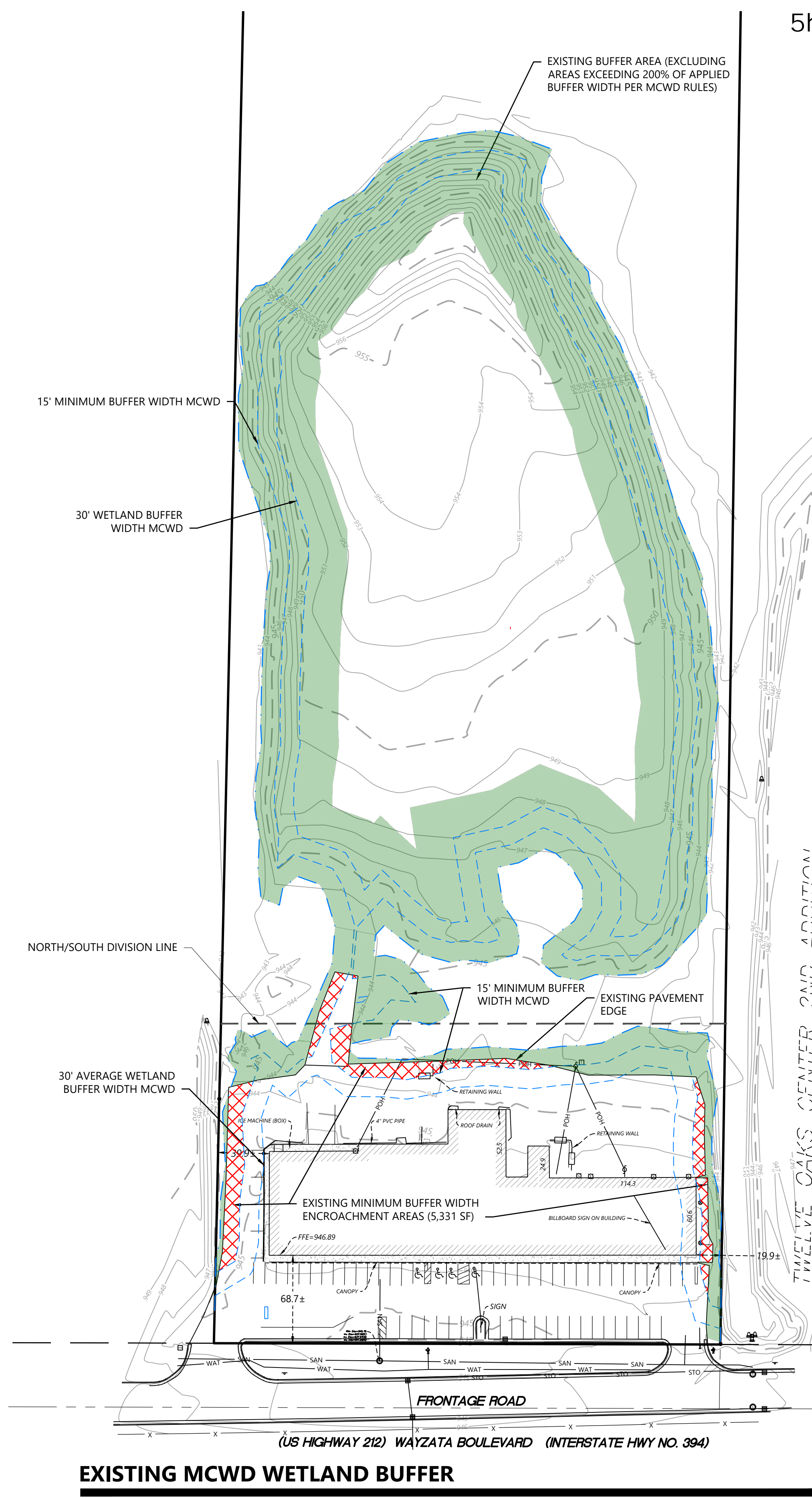
SHEET NUMBER:

**1**

DATE: 04/26/2024  
PROJECT NUMBER: 0036502.00

WALSER KIA

5ft/1/4" = 1" = 60'



**LEGEND**

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		GRADING LIMITS
		RETAINING WALL
		WETLAND EDGE
		WETLAND BUFFER SETBACKS
		15' MINIMUM AVERAGE BUFFER (MCWD)
		30' AVERAGE BUFFER (MCWD)
		WETLAND BUFFER
		WETLAND BUFFER AREA
		WETLAND BUFFER SIGN
		15' MINIMUM BUFFER WIDTH ENCROACHMENT

**MCWD WETLAND BUFFER AREA SUMMARY**

ONSITE WETLANDS CLASSIFIED AS MANAGE 2

WETLAND BUFFER AREA	NORTH	SOUTH	TOTAL
EXISTING	2.55 AC	0.20 AC	2.75 AC
PROPOSED	1.94 AC	0.45 AC	<b>2.39 AC</b>
MCWD REQUIRED	1.43 AC	0.54 AC	<b>1.97 AC</b>

MINIMUM BUFFER WIDTH:  
MCWD REQUIRED 15'  
PROVIDED\* 0.5'

\*NOTE - AN EXCEPTION WITH MCWD IS BEING PURSUED FOR THE MINIMUM WETLAND BUFFER WIDTH ALONG THE CONNECTING DRIVE.

