

OAKLAND WOODS ESTATES 2ND ADDITION

FINAL DEVELOPMENT PLANS

SITE DATA & ZONING NOTES

PARCEL ADDRESS: 2213 OAKLAND ROAD, MINNETONKA, MN
PID: 101172210006

EXISTING ZONING: RESIDENTIAL R-1
CURRENT GUIDING: RESIDENTIAL R-1
PROPOSED ZONING: RESIDENTIAL R-1
PROPOSED LOT COUNT: 2 SINGLE-FAMILY RESIDENTIAL LOTS

DENSITY CALCULATION:
GROSS PARCEL AREA: 2.246 ACRES (97,839SF)
PROPOSED GROSS DENSITY: 2/2.246 = 0.89 UN/AC

WETLAND AREA: 0.604 ACRES
ROADWAY AREA: 0.307 ACRES
NET PARCEL AREA: 1.335 ACRES
PROPOSED NET DENSITY: 2/1.335 = 1.50 UN/AC

MINIMUM LOT REQUIREMENTS AND BLDG. SETBACKS R-1:

MIN. LOT SIZE: 22,000 SF
MIN. LOT WIDTH: 110' AT FRONT SETBACK
MIN LOT DEPTH: 125'
FRONT SETBACK: 50'
SIDE YARD (INT.): 30' COMBINE TOTAL (10' MIN)
REAR YARD: 40'
BUILDABLE AREA: 3,500 SF
BUILDABLE AREA DIM: MIN. 4 SIDES AT 40' PER SIDE
WETLAND 1/2 BUFFER: 25' (MANAGE 1 PER CITY)
WETLAND SETBACK: 35' MIN.
MINNETONKA FLOODPLAIN: 974.0 CONTOUR
MINNETONKA FLOODPLAIN SETBACK: 20'

PROPOSED BUILDING PAD DEPTH:

LOT 1: 64'
LOT 2: 58'

LOT AREA:
LOT 1 = 0.594 ACRES
LOT 2 = 1.345 ACRES

IMPERVIOUS:

SEE VOLUME CONTROL & INFILTRATION BASIN PLAN FOR IMPERVIOUS CALCS

CONSTRUCTION SEQUENCING

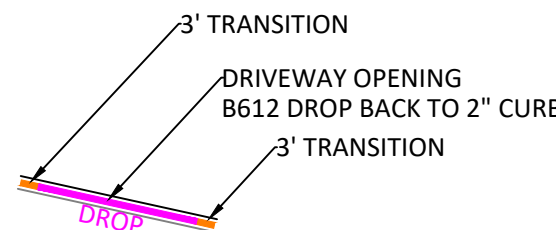
THIS SITE SHALL BE CONSTRUCTED SIMILAR TO THE MASS DEVELOPMENT OF A LARGER SITE.
PRIOR TO ANY DISTURBANCE TO OAKLAND RD...

1. DEMO EXISTING STRUCTURES
2. COMPLETE TREE REMOVAL
3. INSTALL EROSION & SEDIMENT CONTROL BMPs
4. MASS GRADE ENTIRE SITE
5. CONSTRUCT BUILDING PADS TO DESIGN HOLDDOWNS
6. CONSTRUCT FILTRATION BASINS INCLUDING OUTLETS
7. STABILIZE SITE AFTER GRADING IS COMPLETE

THE FOLLOWING ACTIVITIES REQUIRE DISTURBANCE TO OAKLAND RD... CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE TRAFFIC DISTURBANCE.

8. CONSTRUCT SERVICES AS DESIGNED ON THIS PLAN.
9. IMMEDIATELY FOLLOWING SERVICE INSTALLATION, THE CURB & GUTTER SHALL BE INSTALLED.
10. GRAVEL SHALL BE USED A TEMPORARY DRIVING SURFACE WHILE CURB & GUTTER INSTALLED.
11. ALL PAVING TO PATCH THE STREET DISTURBANCES FOR SERVICES AND CURB INSTALL SHALL OCCUR AT ONE TIME JUST AFTER THE CURB HAS CURED.

CURB & GUTTER DRIVEWAY CUT



SHEET INDEX

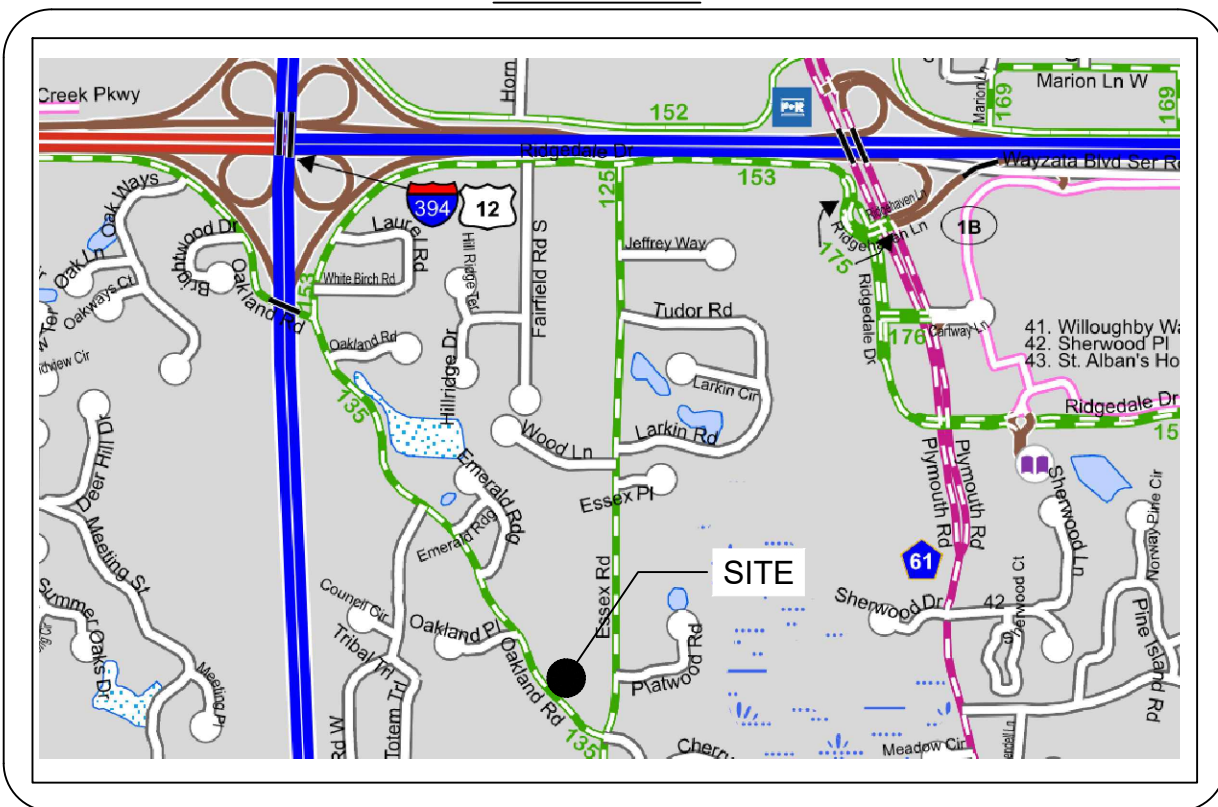
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C5.01 5	FINAL GRADING PLAN
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C9.02 15	FINAL TREE MITIGATION PLAN

DEVELOPMENT TEAM:

DEVELOPER/OWNER
ZEHNDER HOMES, INC.
10300 10TH AVE N
PLYMOUTH, MN 55441
TEL 763-204-8114
CONTACT: ERIC ZEHNDRER
EMAIL: ERICZEHNDRER@ZEHNDRERHOMES.COM

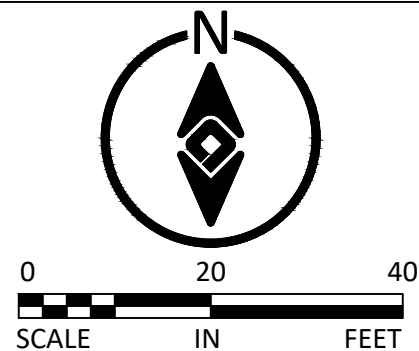
CIVIL ENGINEER / SURVEYOR
ATERRA LAND SERVICES
18219 70TH PL N
MAPLE GROVE, MN 55311
TEL 763-360-1307
ENGINEER: NATE HERMAN, PE
EMAIL: NATE@ATERRALAND.COM
SURVEYING: JASON LEMPOLA
EMAIL: JASON@ATERRALAND.COM

LOCATION MAP



SUBMITTALS & REVISIONS

Rev. Date	By	Description
06/18/26	NRH	COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #1
08/11/26	NRH	COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #2
09/11/26	NRH	COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #3



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NOT FOR CONSTRUCTION

Nathan R. Herman
LICENSE NO: 47982 DATE: 06/19/2026

PROJECT #:
26005
DRAWN:
NRH
CHECKED:
JML

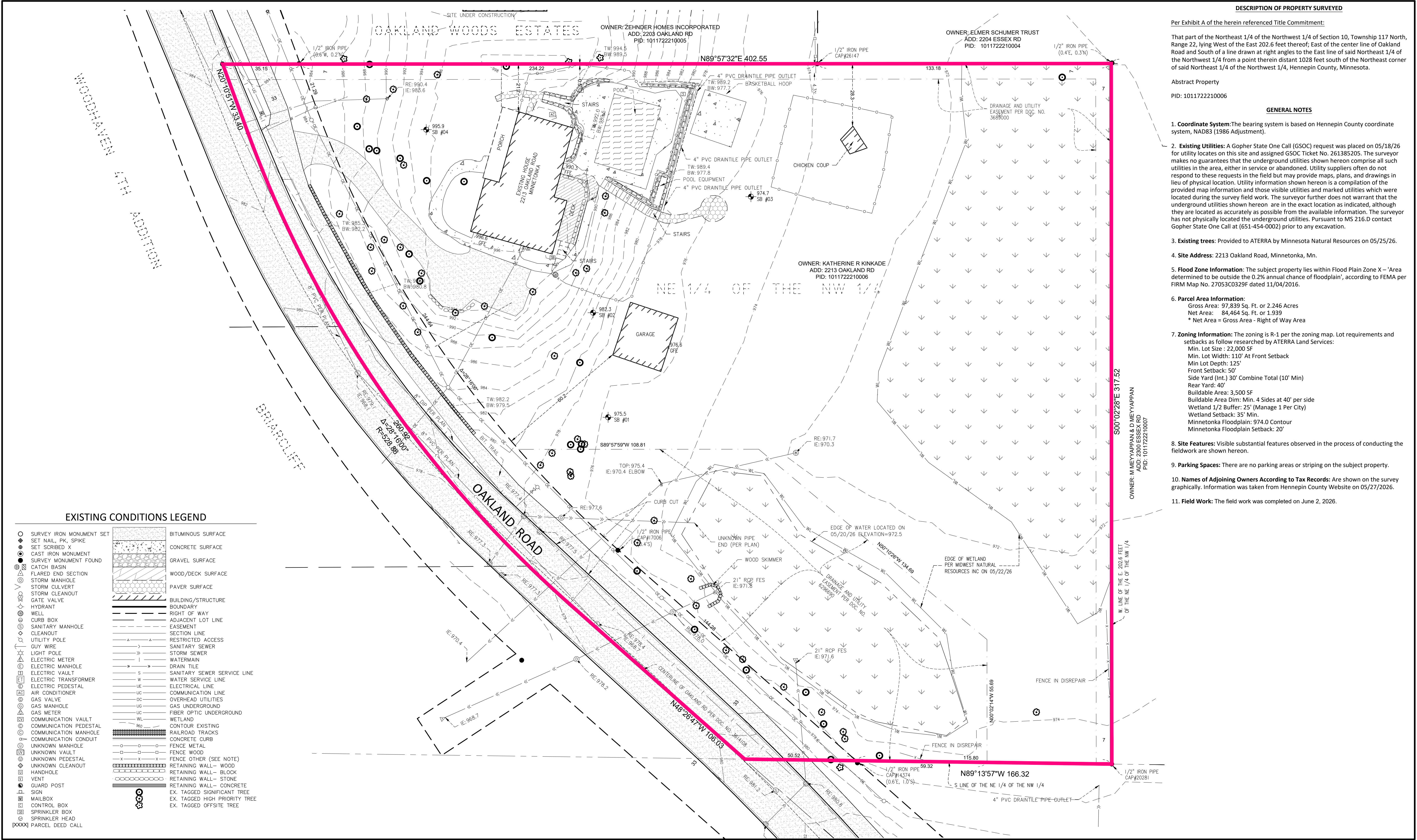
**OAKLAND WOODS
ESTATES 2ND ADDITION**
MINNETONKA, MN
ZEHNDRER HOMES, INC.

FINAL TITLE SHEET

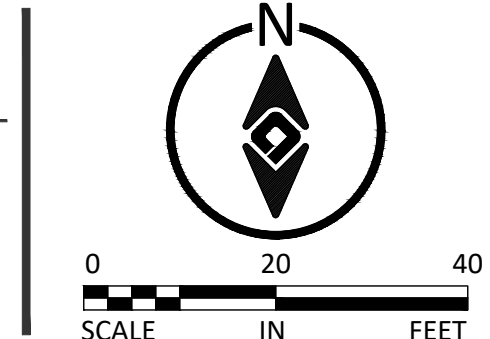
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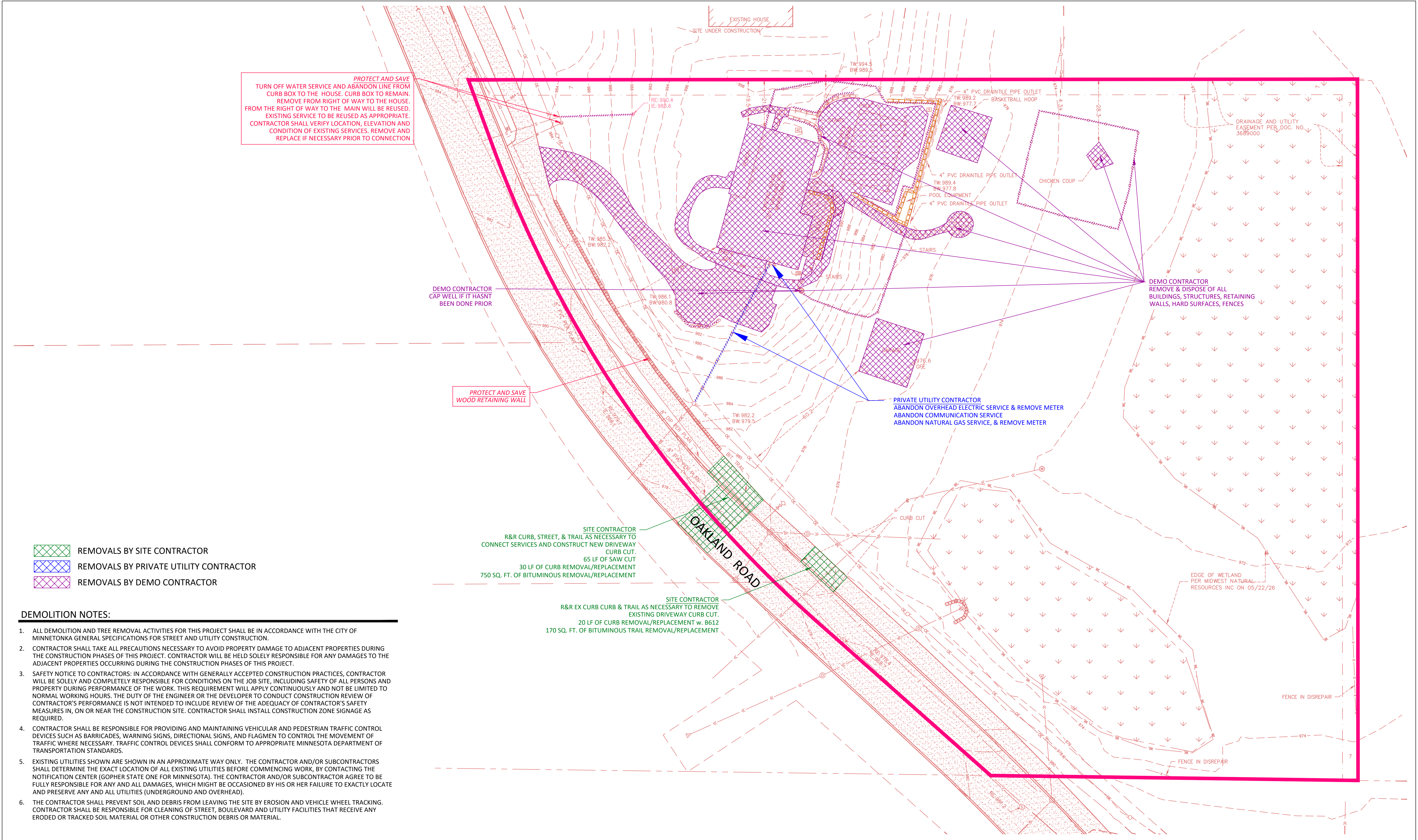
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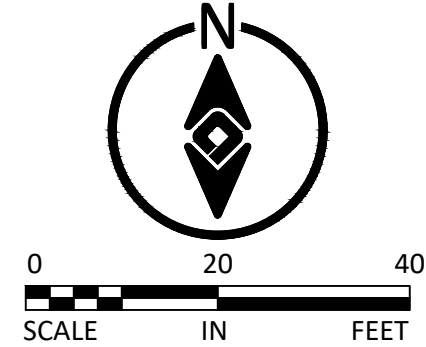
OAKLAND WOODS
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ZEHNDER HOMES, INC.

EXISTING CONDITION

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09/11/26	NRH	COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #3





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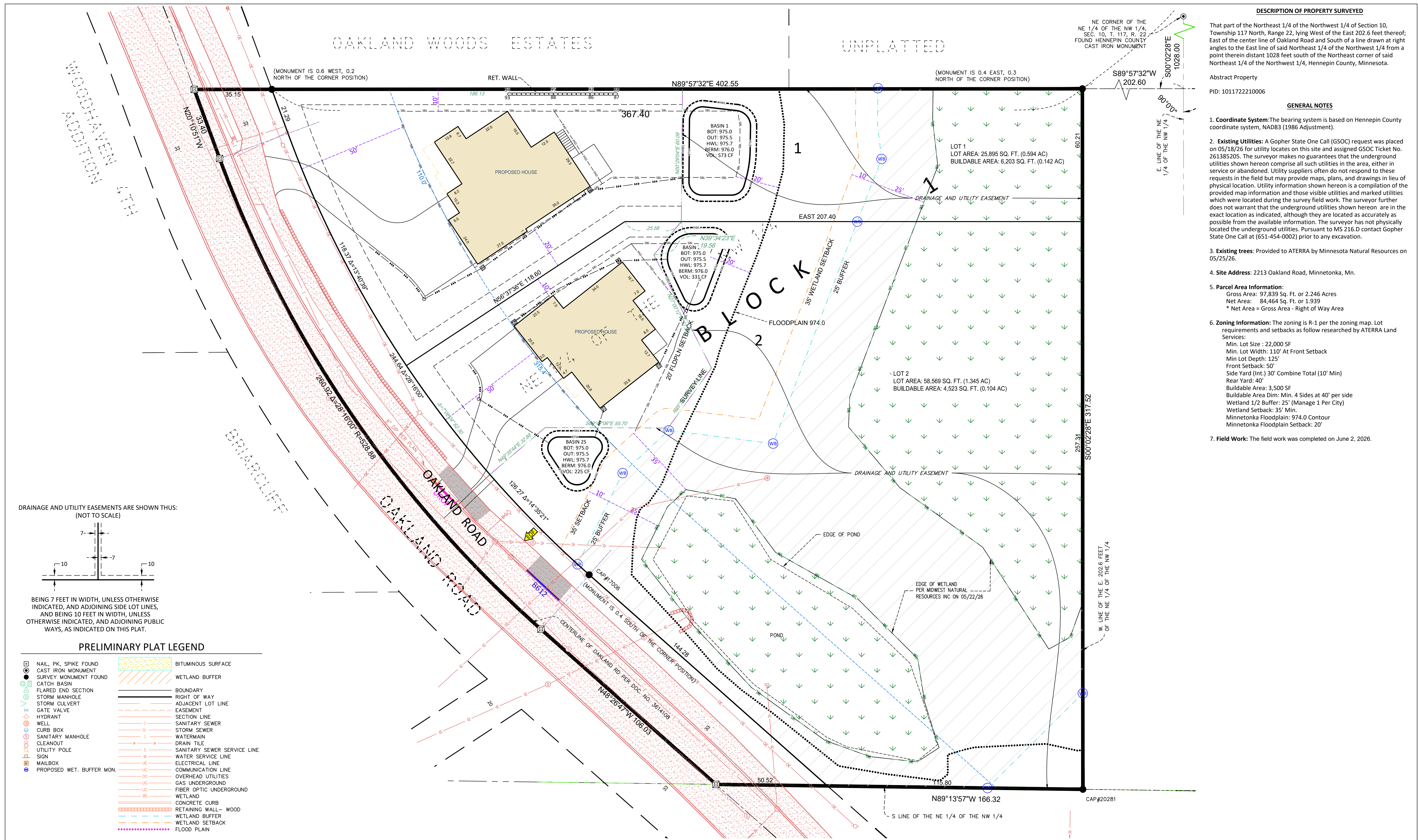
Nathan R. Herman
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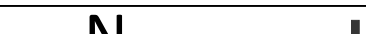
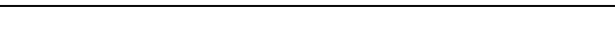
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OAKLAND WOODS
ESTATES 2ND ADDITION
MINNETONKA, MN
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FINAL DEMOLITION PLAN

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SUBMITTALS & REVISIONS Rev. Date By Description 06/18/26 NRH COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #1 08/11/26 NRH COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #2 09/11/26 NRH COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #3					 www.aterraland.com 763.360.1307 nate@aterraland.com		I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  NOT FOR CONSTRUCTION Nathan R. Herman LICENSE NO: 47982 DATE: 06/19/2026		PROJECT #: 26005 DRAWN: NRH CHECKED: JML		OAKLAND WOODS ESTATES 2ND ADDITION MINNETONKA, MN ZEHNDR HOMES, INC.		PRELIMINARY PLAT		SHEET C4.01		PAGE # 4		REV.	
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GRADING NOTES

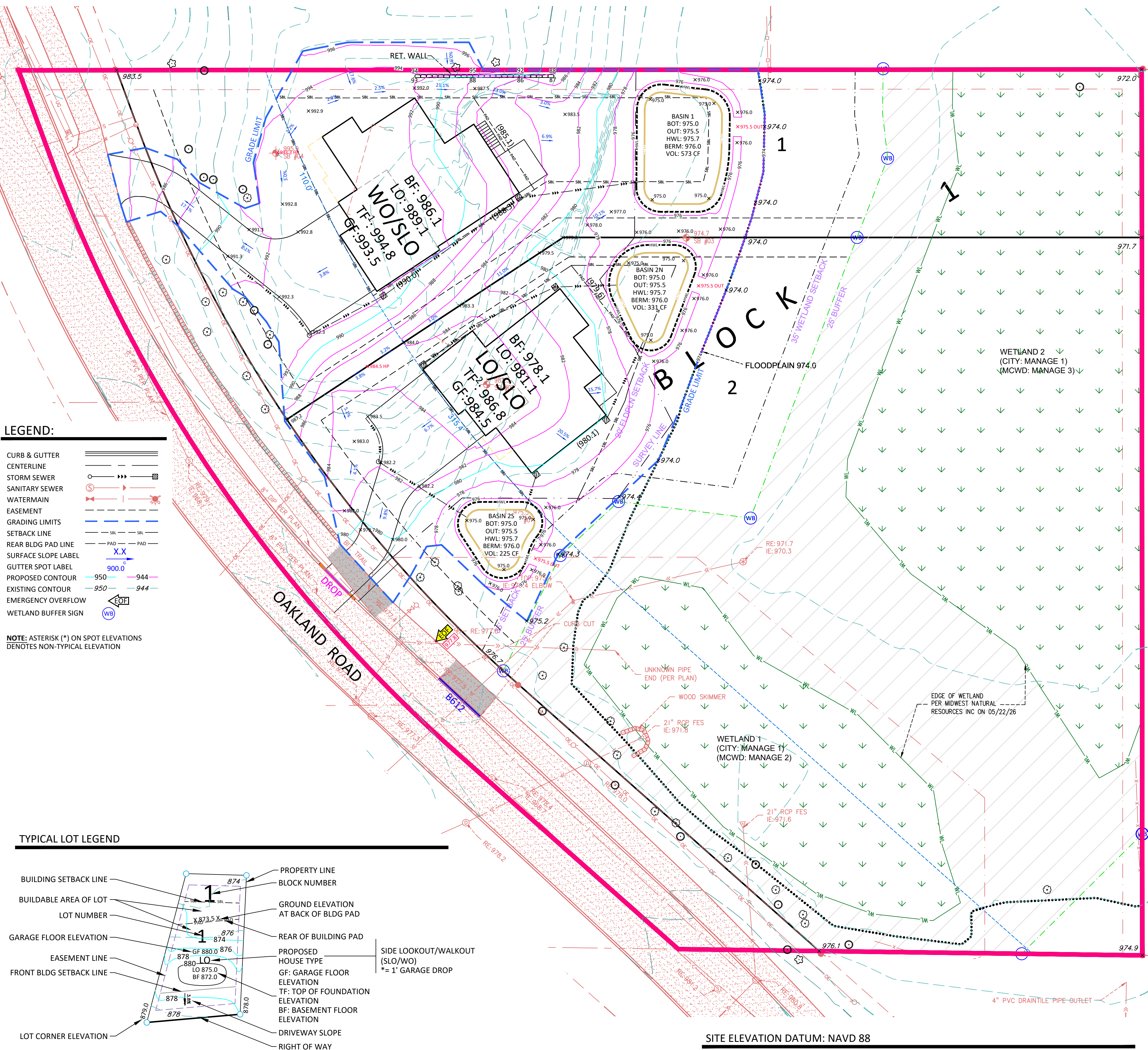
- ALL EXCAVATION ACTIVITIES FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF MINNETONKA GENERAL SPECIFICATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY: HAUGO GEOTECHNICAL SERVICES, PHONE: 612-729-2959, DATED: **JUNE XX, 2026**.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, AND FLAG MEN TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
- THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER, DEVELOPER AND CITY ENGINEER ON A WEEKLY BASIS.
- THE CONTRACTOR SHALL PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
- THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF MINNETONKA FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
- EXCAVATE TOPSOIL AND ORGANIC MATERIAL FROM AREAS TO BE FURTHER EXCAVATED OR RE-GRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RE-SPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RE-SPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL CANNOT BE USED AS FILL UNDER TRAILS OR SIDEWALKS.
- EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
- RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION, INCLUDING ROOT ZONES, WITHIN THE RESTRICTED AREAS SHALL REMAIN. CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER. ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
- TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
- FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 79G.
- FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- FINISH GRADE TOLERANCES
 - THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.20 FEET ABOVE OR BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.1 FEET ABOVE OR BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.20 FEET ABOVE OR BELOW THE REQUIRED ELEVATION BUT SHOULD HAVE A MINIMUM OF 6" OF TOPSOIL, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- FOR NOTES ON THE FILTRATION BASINS, SEE THE DETAIL SHEET OF THIS PLAN SET.

GRADING CONTRACTOR

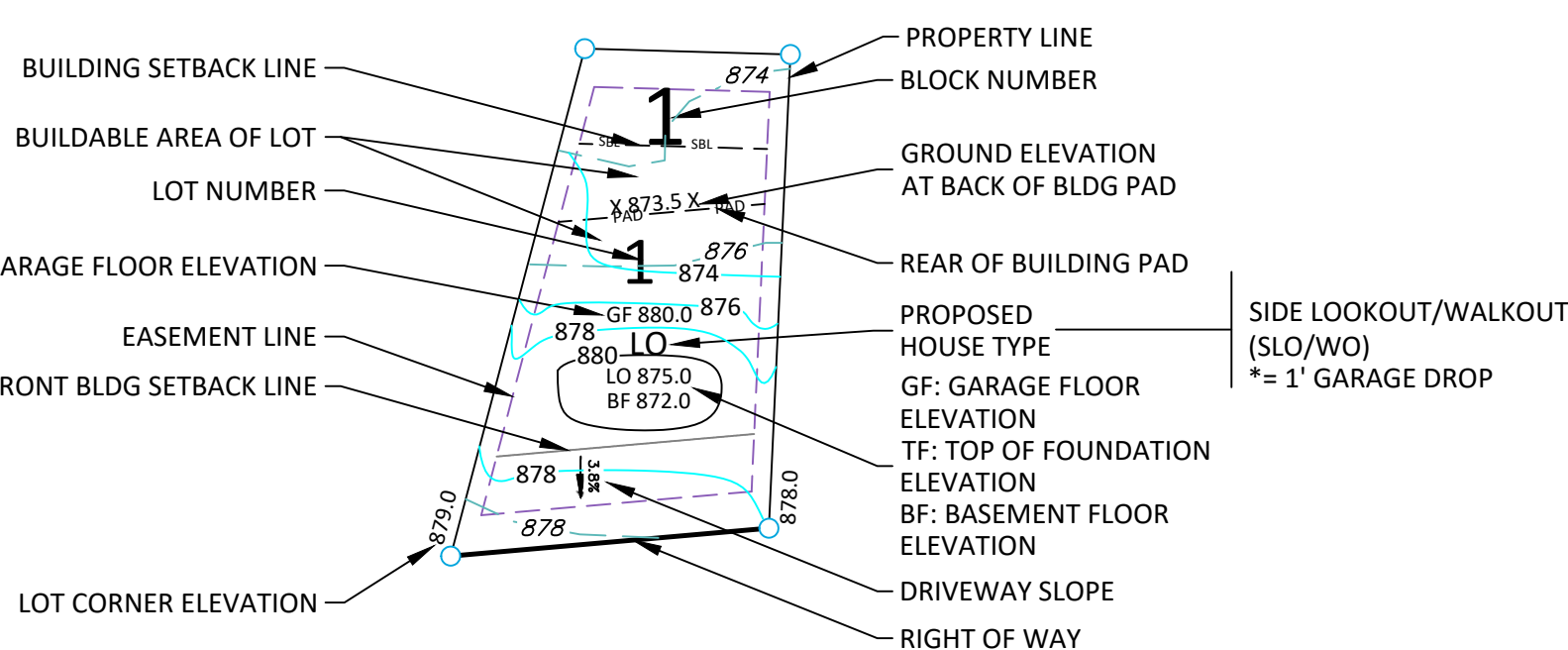
- RETAINING WALLS TO BE BUILT DURING HOME CONSTRUCTION.
- GRADING CONTRACTOR SHALL SUBCUT AND CORRECT ANY UNSUITABLE SOILS FOUND BELOW RETAINING WALLS.
- THE RETAINING WALL CORRECTED "PAD" SHALL BE EIGHT FEET WIDE FOR THE LENGTH OF THE RETAINING WALL.
 - THE FRONT OF THE 8-FOOT PAD SHALL BEGIN 2 FEET IN FRONT OF THE FACE OF THE WALL AND EXTEND EIGHT FEET BACK TOWARDS THE BACK OF THE WALL.
 - 1:1 OVER-SIZING SHALL OCCUR FROM THE FINISH GRADE BOTTOM WALL ELEVATION.
 - CLEANOUT ELEVATIONS SHALL BE OBTAINED FOR RECORDS.
- GRADING CONTRACTOR SHALL COMPLETE THE RETAINING WALL "PAD" CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
- GRADING CONTRACTOR SHALL SUBCUT FROM THE FACE OF THE WALL BACK 6-FEET TO ACCOUNT FOR THE DEPTH OF THE BOULDERS AND GRADE UP A 0.5:1.0 TO TIE INTO FINISHED GRADE (UNLESS OTHERWISE SPECIFIED BY WALL CONTRACTOR).
- GRADING CONTRACTOR SHALL COORDINATE WITH WALL CONTRACTOR REGARDING THE NEED FOR STOCKPILING EXTRA MATERIAL ABOVE THE WALLS FOR BACKFILL PURPOSES.
- CONTRACTOR SHALL WORK WITH WALL CONTRACTOR TO PROVIDE AN ACCESS ROUTE FOR BOULDERS/BLOCKS, SAND AND OTHER MATERIAL HAULING.

RETAINING WALL CONTRACTOR

- WALL CONTRACTOR SHALL COORDINATE HAUL ROUTES AND PLANNING WITH GRADING CONTRACTOR. RELOCATING MATERIALS DUE TO CONFLICTS WITH SITE GRADING SHALL BE AT THE WALL CONTRACTORS EXPENSE.
- WALL CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINISH GRADES IF ANY TEMPORARY GRADING IS NEEDED TO CONSTRUCT RETAINING WALLS.
- COSTS FOR ANY ADDITIONAL WORK SHALL BE AGREED UPON IN WRITING TO BE QUALIFIED FOR PAYMENT.
- FINISHED GRADE AT THE TOP OF THE RETAINING WALL SHALL BE SMOOTHED OUT AND HELD DOWN 0.25" (3") FROM THE TOP ROW TO ALLOW FOR FENCING AND LANDSCAPING ROCK ALONG THE TOP OF THE WALL.
- WALL CONTRACTOR IS RESPONSIBLE TO MAINTAIN SWPPP COMPLIANCE. ANY EROSION CONTROL DAMAGED BY WALL CONSTRUCTION SHALL BE REPAIRED AS INCIDENTAL TO CONSTRUCTION.
- DEVELOPMENT RETAINING WALL MATERIALS SHALL BE COORDINATED WITH THE DEVELOPER.
- ALL RETAINING WALLS 4 FEET AND HIGHER, OR SUPPORTING A SURCHARGE, REQUIRE STURCTURAL ENGINEERING AND A SEPARATE BUILDING PERMIT.
- CONTRACTOR SHALL COORDINATE A GEOTECH ENGINEER TO OBSERVE THE SUBGRADE OF ANY WALL BEFORE PLACING ANY BOULDERS/BLOCKS.
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL INSPECTIONS REQUIRED BY THE BUILDING PERMIT.
- CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND HORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS.
- THE CERTIFYING ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL CONSTRUCTITN, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
- PAYMENT FOR THE RETAINING WALLS WILL BE WITHHELD UNTIL THE CONFIRMATION IS RECEIVED THAT THE CITY HAS CLOSED OUT THE BUILDING PERMIT.
- A FENCE ALONG THE TOP OF THE WALLS IS REQUIRED FOR WALLS GREATER THAN 48" IN HEIGHT FOR COMMON DEVELOPMENT WALLS.



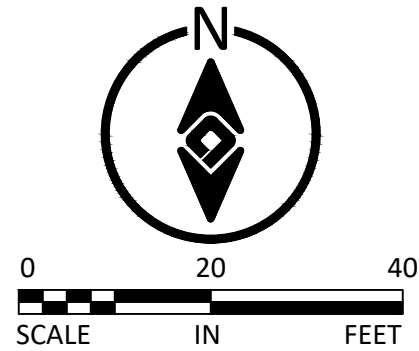
TYPICAL LOT LEGEND



SITE ELEVATION DATUM: NAVD 88

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Nathan R. Herman
LICENSE NO: 47982 DATE: 06/19/2026

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**OAKLAND WOODS
ESTATES 2ND ADDITION**
MINNETONKA, MN
ZEHNDER HOMES, INC.

FINAL GRADING PLAN

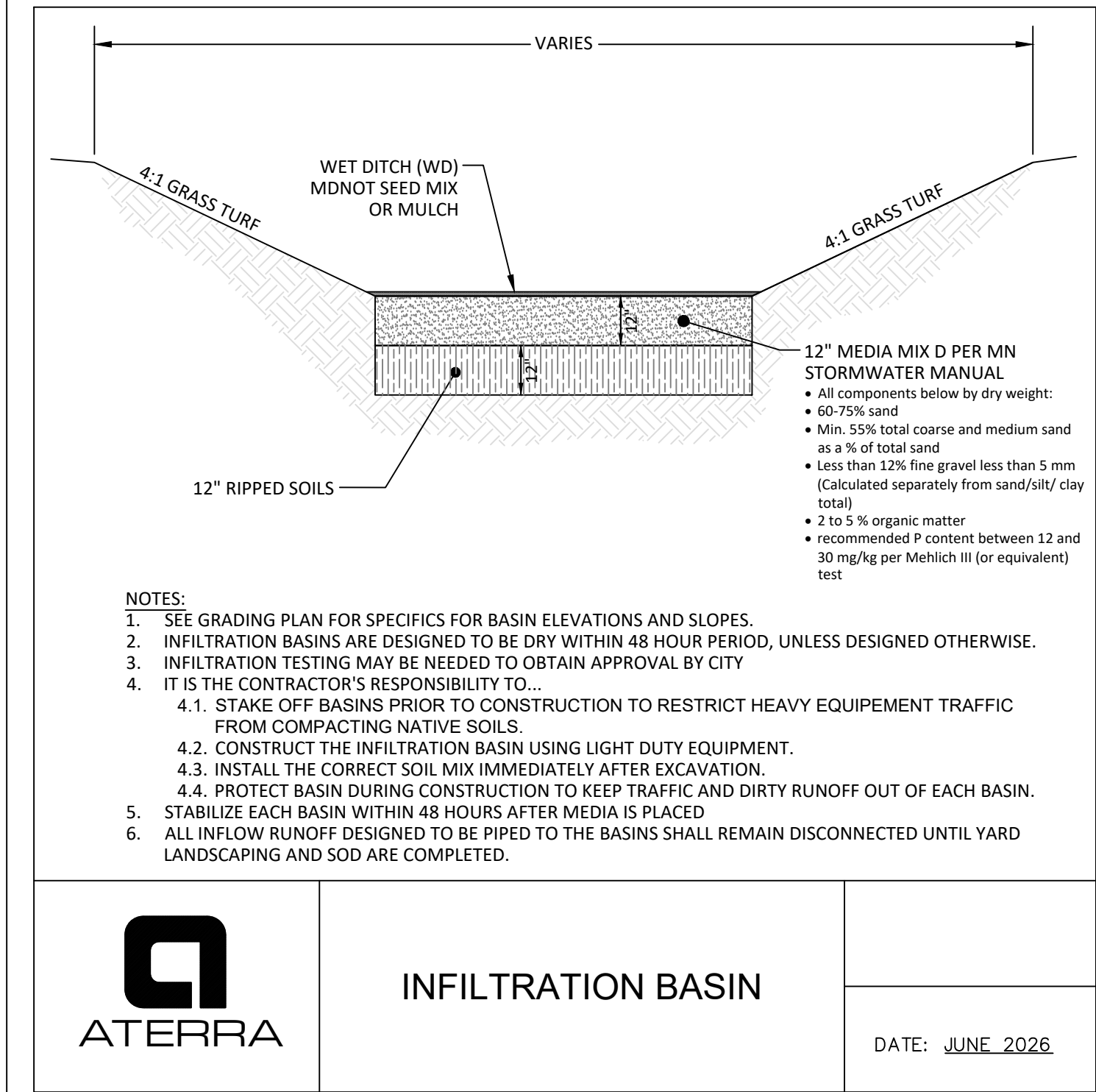
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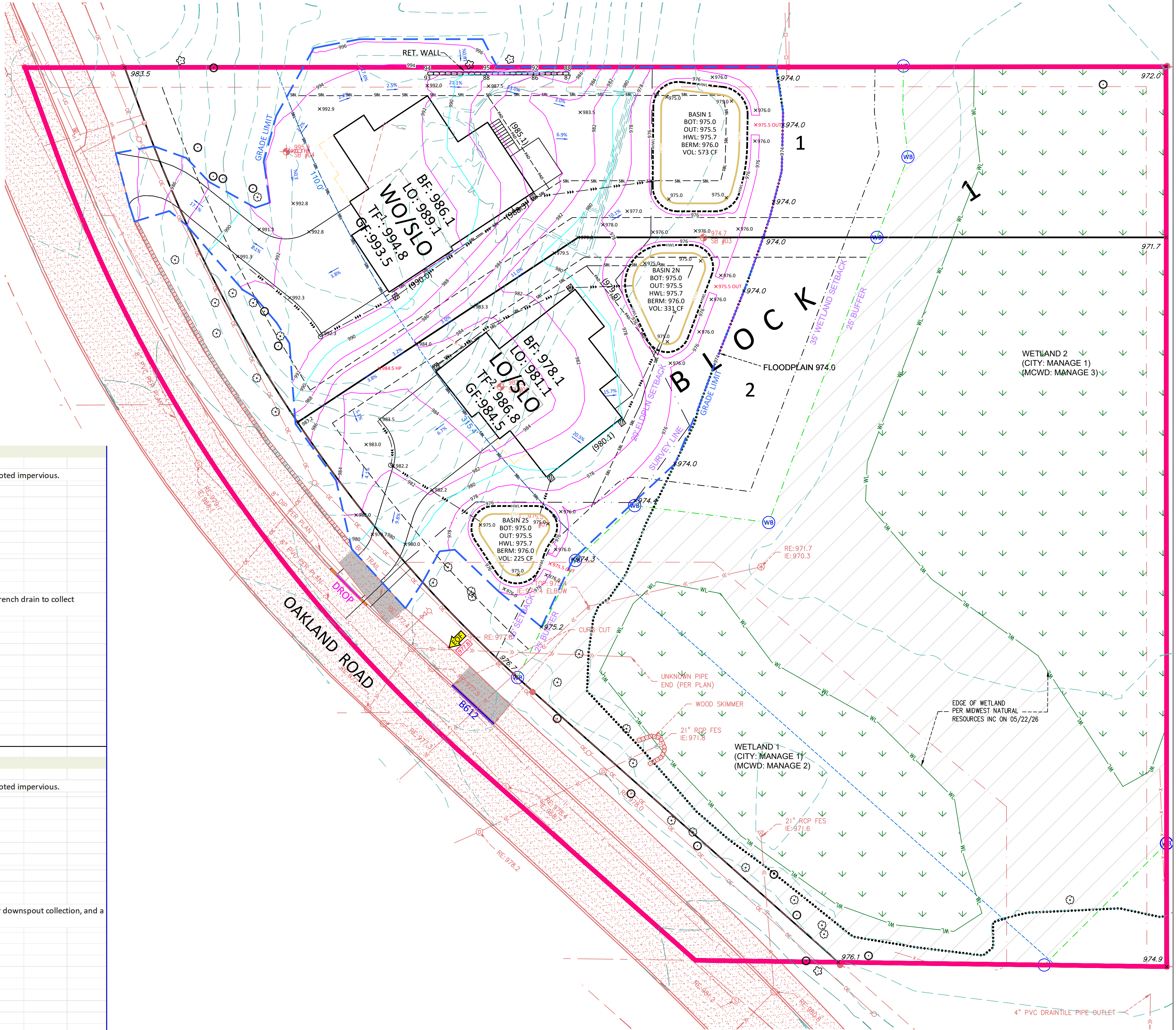
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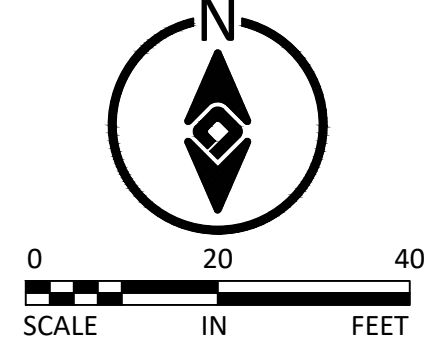


LOT 1 VOLUME CONTROL PROPOSED IMPERVIOUS									
Proposed stormwater design for Lot 1 includes hardcover up to 6,000 square feet. Stormwater calculations can be updated if actual hardcover is reduced or increased from the allotted impervious.									
Home Size	3200	x	1	3,200	sf				
Driveway size	2000	x	1	2,000	sf				
Stoop Area	200	x	1	200	sf				
Walk, Patio & Deck Area	600	x	1	600	sf				
Volume Control Required =	6,000	sf	x	0.092	ft =	550	cf		
LOT 1 VOLUME CONTROL PROPOSED:									
Lot 1 is proposed to have one infiltration basin. Stormwater from the front and backyards are being routed to the basin through swales, gutter downspout collection, and a rock french drain to collect driveway runoff.									
Proposed Infiltration Depth (Basin 1)	6 inches =	0.5	feet						
Volume Control Proposed	Elevation	Area (sf)	Storage (cf)	Bottom					
Basin 1	975.00	1,025.00	0.00	Bottom					
	975.50	1,270.00	573.75	Outlet					
LOT 1 VOLUME CONTROL SUMMARY									
Infiltration volume provided	=		573.75	cf	6,236.4	sf impervious			
Required Volume	=		550.00	cf	6,000.0	sf proposed			
Excess Volume Provided	=		23.75	cf	236.4	sf			
LOT 2 VOLUME CONTROL PROPOSED IMPERVIOUS									
Proposed stormwater design for Lot 1 includes hardcover up to 6,000 square feet. Stormwater calculations can be updated if actual hardcover is reduced or increased from the allotted impervious.									
Home Size	3200	x	1	3,200	sf				
Driveway size	2000	x	1	2,000	sf				
Stoop Area	200	x	1	200	sf				
Walk, Patio & Deck Area	600	x	1	600	sf				
Volume Control Required =	6,000	sf	x	0.092	ft =	550	cf		
LOT 2 VOLUME CONTROL PROPOSED:									
Lot 2 is proposed to have two infiltration basins. One basin is proposed in the front yard and one in the rear yard. Stormwater will be routed to the basins through swales, gutter downspout collection, and a rock french drain to collect driveway runoff.									
Proposed Infiltration Depth (Basin 2N & 2S)	6 inches =	0.5	feet						
Abstraction Volume Proposed	Elevation	Area (sf)	Storage (cf)	Bottom					
Basin 2N	975.00	560.00	0.00	Bottom					
	975.50	765.00	331.25	Outlet					
Basin 2S	975.00	370.00	0.00	Bottom					
	975.50	530.00	225.00	Outlet					
LOT 2 VOLUME CONTROL SUMMARY									
Infiltration volume provided	=		556.25	=	6,046.2	sf impervious			
Required Volume	=		550.00		6,000.0	sf required			
Excess Volume Provided	=		6.25		46.2	extra sf			



SUBMITTALS & REVISIONS

Rev.	Date	By	Description
06/18/26	NRH		COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #1
08/11/26	NRH		COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #2
09/11/26	NRH		COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #3



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

NOT FOR CONSTRUCTION

Nathan R. Herman
LICENSE NO: 47982
DATE: 06/19/2026

PROJECT #:
26005
DRAWN:
NRH
CHECKED:
JML

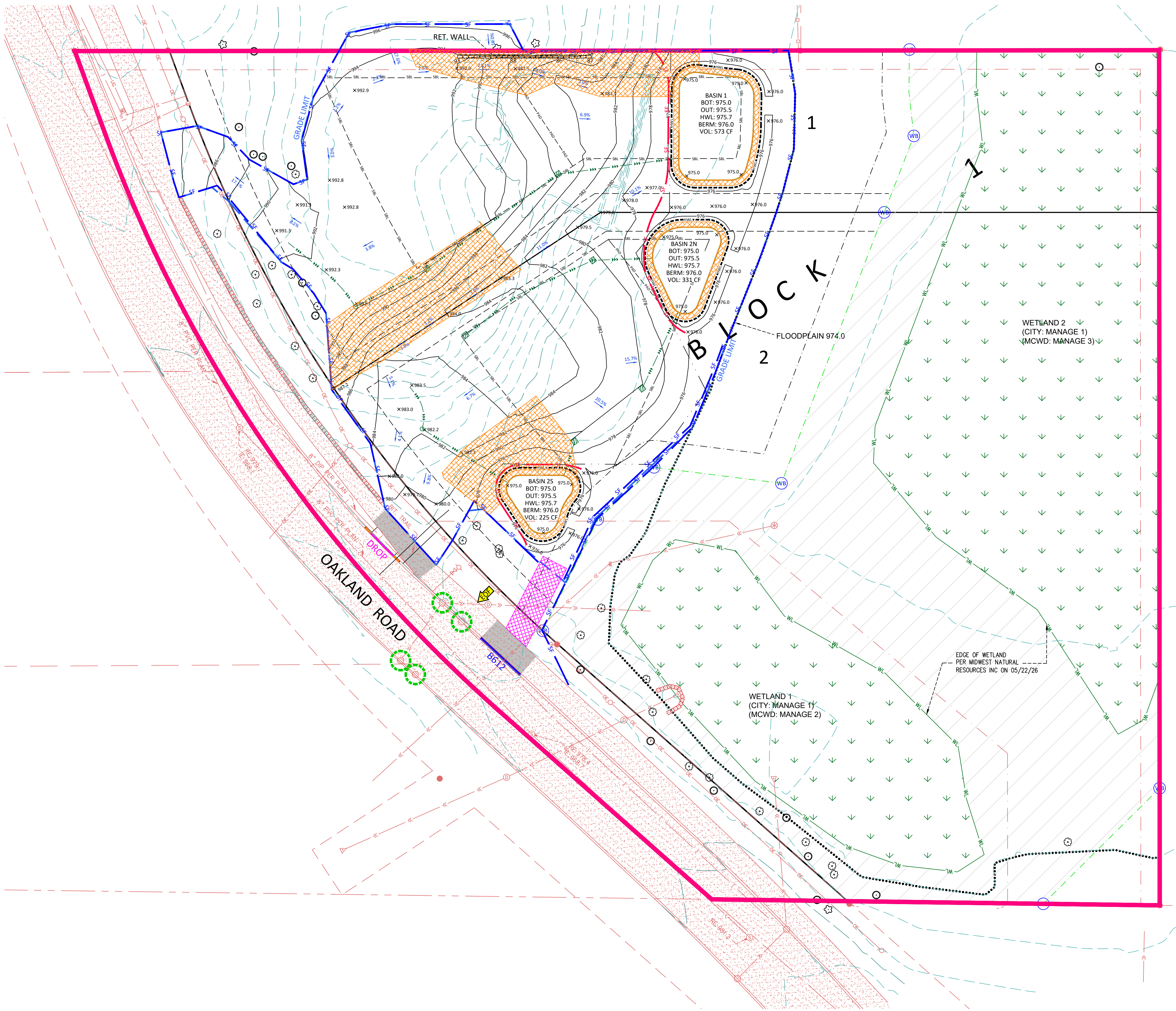
**OAKLAND WOODS
ESTATES 2ND ADDITION**
MINNETONKA, MN
ZEHNDER HOMES, INC.

**VOLUME CONTROL &
INFILTRATION BASIN PLAN**

SHEET
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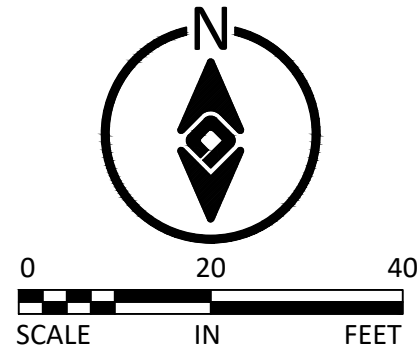


LEGEND:

PROPOSED CONTOUR	950	944	DRAINTILE	»»»»»
EXISTING CONTOUR	950	944	EMERGENCY OVERFLOW	EOI
SILT FENCE	SF	SF	ROCK ENTRANCE BERM	
SILT FENCE (DOUBLE ROW)	SF	SF	EROSION BLANKET	
SILT FENCE AFTER GRADING	SF	SF	INLET PROTECTION	

SUBMITTALS & REVISIONS

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**OAKLAND WOODS
ESTATES 2ND ADDITION**
MINNETONKA, MN
ZEHNDER HOMES, INC.

**FINAL EROSION AND
SEDIMENT CONTROL**

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

OAKLAND WOODS ESTATES 2ND ADDITION- DEVELOPMENT PLAN - CITY OF MINNETONKA - HENNEPIN COUNTY, MINNESOTA

THE WORK DESCRIBED TO IMPLEMENT THE FOLLOWING STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PERFORMED BY THE OPERATOR AS APPOINTED BY THE OWNER. THE WORK TO INSTALL, INSPECT, AND MAINTAIN THE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION PREVENTION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE MPCA, AND SHALL INCLUDE, BUT IS NOT LIMITED TO, THE REQUIREMENTS CONTAINED WITHIN THIS SWPPP. THE NPDES PERMIT APPLICATION CAN BE FOUND AT <https://www.pca.state.mn.us/sites/default/files/wq-strm2-80a.pdf>

1.1 CONSTRUCTION ACTIVITY INFORMATION

PROJECT NAME:	OAKLAND WOODS ESTATES 2ND ADDITION		
PROJECT LOCATION/ADDRESS:	2213 OAKLAND ROAD MINNETONKA, MN 55305		
PROJECT TYPE:	RESIDENTIAL	COMMERCIAL/INDUSTRIAL	ROAD CONSTRUCTION
	RESIDENTIAL & ROAD CONSTRUCTION	OTHER:	
PROJECT AREAS:			
TOTAL AREA DISTURBED:	0.07 ACRES		
PRE-DEVELOPMENT IMPERVIOUS SURFACE:	0.21 ACRES		
POST-DEVELOPMENT IMPERVIOUS SURFACE:	0.28 ACRES		
TOTAL NEW IMPERVIOUS SURFACE:	0.28 ACRES		

PLANNED CONSTRUCTION START DATE: 08/01/2026
ESTIMATED COMPLETION DATE: 12/31/2029

1.2 RESPONSIBLE PARTIES

THE OWNER, OPERATOR, OR CONSULTANT MUST APPLY FOR COVERAGE UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM. COVERAGE UNDER THE PERMIT WILL BEGINAUTOMATICALLY 1 WORKING CALENDAR DAY AFTER THE ELECTRONIC SUBMITTAL DATE.

THIS SWPPP AND PLANS MUST BE SUBMITTED TO THE MPCA FOR REVIEW AT LEAST 30 DAYS PRIOR TO CONSTRUCTION ACTIVITY FOR PROJECTS THAT DISTURB MORE THAN 50 ACRES AND DRAIN TO AN IMPAIRED/SPECIAL WATER WITH A 1-MILE RADIUS.

THE OPERATOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs. A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

OWNER: ZEHNDER HOMES, INC.
CONTACT: Eric Zehnder
PHONE: 9651-303-5747
EMAIL: ERICZEHNDER@ZEHNDERHOMES.COM

OPERATOR: TBD
CONTACT: TBD
PHONE: TBD
EMAIL: TBD

DESIGNER: ATERRA LAND SERVICES
CONTACT: JASON LEMPOLA
PHONE: 612.990.0976
EMAIL: JASON@ATERRALAND.COM

OPERATOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND BMP INSTALLATION & MAINTENANCE.

THE SWPPP DESIGNER AND CONSTRUCTION SWPPP MANAGER/INSPECTOR MUST HAVE APPROPRIATE TRAINING. TRAINING DOCUMENTATION IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE.

TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED WITH THIS SWPPP. THE OPERATOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED.

1.3 DESCRIPTION OF CONSTRUCTION ACTIVITIES

THIS PROJECT INCLUDES DEVELOPMENT OF SUBDIVIDING AN EXISTING RESIDENTIAL INTO TWO RESIDENTIAL SINGLE-FAMILY LOTS, INCLUDING PUBLIC IMPROVEMENTS OF UTILITIES TO SERVICE THE NEW LOTS.

MASS-DEVELOPMENT-CONSTRUCTION ACTIVITIES INCLUDE:— INSTALLATION OF EROSION PREVENTION & SEDIMENT CONTROL BMPs, SITE CLEARING & GRADING, CONSTRUCTION OF PERMANENT STORMWATER BMPs, SANITARY SEWER, WATERMAIN & STORM SEWER INSTALLATION, ROAD AND SIDEWALK PAVING, PRIVATE UTILITIES (GAS, ELECTRIC, CABLE/DATA, ETC.), AND SITE STABILIZATION. THERE IS NO MASS CONSTRUCTION AS PART OF THIS PROJECT.

HOME BUILDING CONSTRUCTION ACTIVITIES INCLUDE: INSTALLATION OF SEDIMENT CONTROL BMPs, EXCAVATION & BACKFILL FOR HOUSE FOUNDATIONS, EQUIPMENT NEEDED TO CONSTRUCT HOMES, DRIVEWAY CONSTRUCTION & LANDSCAPING, AND FINAL SITE STABILIZATION.

2.1 SWPPP AMENDMENTS

- SWPPP MUST BE AMENDED AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS.
- THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS SIGNIFICANT EFFECT ON THE POLLUTANT DISCHARGE TO SURFACE OR GROUND WATERS.
 - INSPECTIONS OR INVESTIGATIONS BY SITE OWNER OR OPERATORS, USEPA OR MPCA OFFICIALS DETERMINE THE SWPPP IS NOT MINIMIZING DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS OR DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES.
 - THE SWPPP IS NOT ACHIEVING THE OBJECTIVES OF MINIMIZING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
 - THE MPCA DETERMINES THAT THE PROJECT'S STORMWATER DISCHARGES MAY CAUSE, HAVE REASONABLE POTENTIAL TO CAUSE, OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER QUALITY STANDARD, OR THE SWPPP DOES NOT INCORPORATE THE APPLICABLE REQUIREMENTS OF THE PERMIT.

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 - THE MPCA DETERMINES THAT THE PROJECT'S STORMWATER DISCHARGES MAY CAUSE, HAVE REASONABLE POTENTIAL TO CAUSE, OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER QUALITY STANDARD, OR THE SWPPP DOES NOT INCORPORATE THE APPLICABLE REQUIREMENTS OF THE PERMIT.

3.1 RECEIVING WATERS

RECEIVING WATERS, INCLUDING SURFACE WATER, WETLANDS, PUBLIC WATERS, AND STORMWATER PONDS, ARE IDENTIFIED ON THE USGS 7.5 MIN QUAD MAP WITHIN ONE MILE OF THE PROJECT BOUNDARY. RECEIVING WATERS THAT ARE IMPAIRED, THE IMPAIRMENT, AND WLA ARE LISTED AS FOLLOWS. ALL SPECIFIC BMPs RELATIVE TO CONSTRUCTION ACTIVITIES LISTED IN THIS PERMIT FOR SPECIAL AND IMPAIRED WATERS HAVE BEEN INCORPORATED INTO THIS PLAN.

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	APPENDIX A SPECIAL WATER?	FLOWS TO IMPAIRED WATER WITHIN 1-MILE?	USPEA APPROVED TMDL
NO NAME	POND	NO	NO	NO
-	-	-	-	-

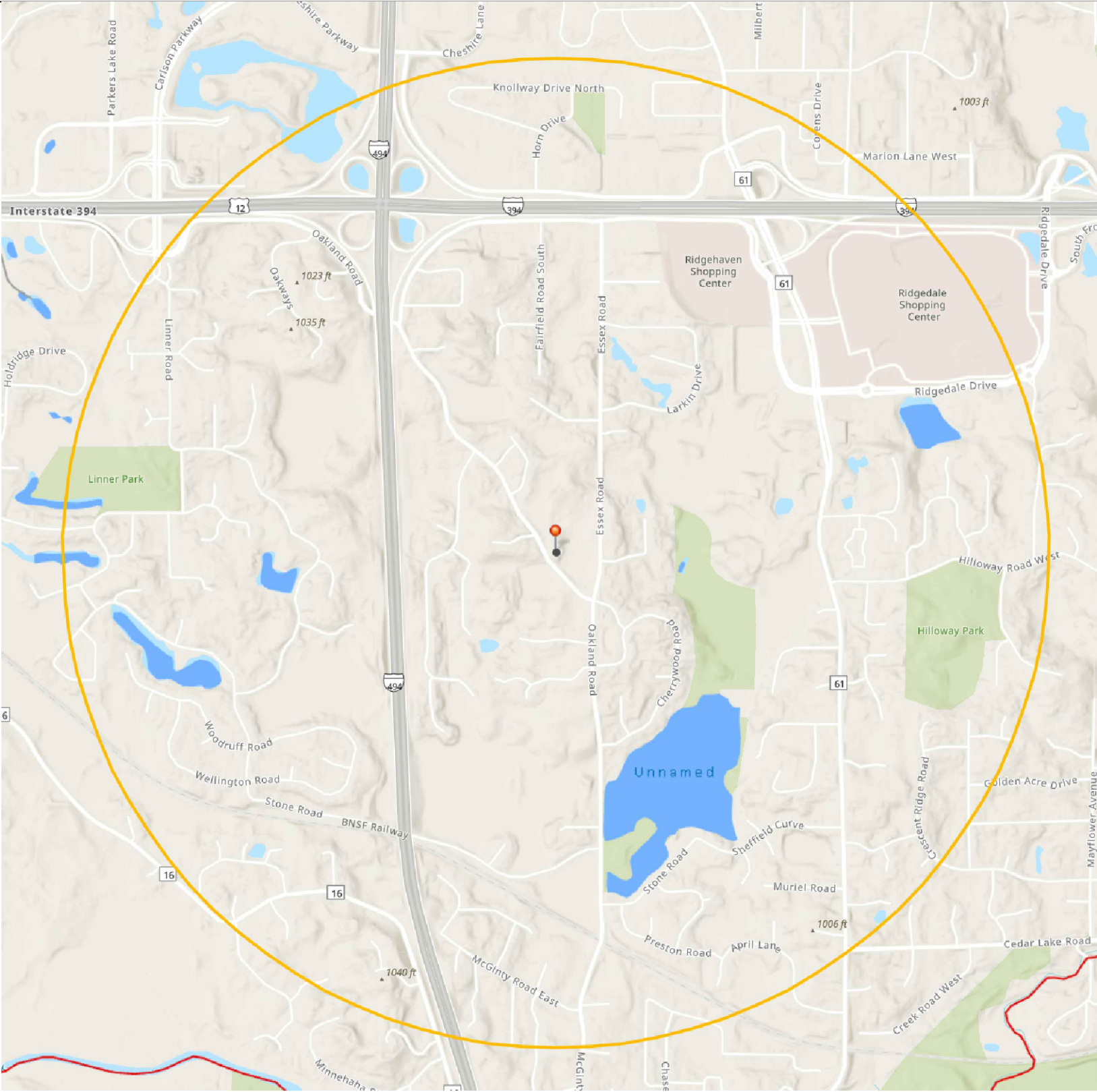
IMPAIRMENTS BY: NO IMPAIRMENTS WITH 1-MILE OF THIS SITE

THE MPCA "SPECIAL AND IMPAIRED WATER SEARCH TOOL" WAS USED TO LOCATION RECEIVING WATERS. THIS TOOL CAN BE FOUND AT...

<https://mcpa.maps.arcgis.com/apps/webappviewer/index.html?id=e03ef170fa3e41f6be92f9fafec100cc>

3.2 SPECIAL ENVIRONMENTAL CONSIDERATIONS

DOES THIS PROJECT DISCHARGE TO A "SPECIAL" WATER WITH A ONE-MILE RADIUS?	NO	DOES NOT DISCHARGE TO A "SPECIAL" OR "IMPAIRED" WATER STABILIZATION WITHIN 14 DAYS OF INACTIVITY OR GRADING COMPLETION. TEMP SEDIMENT BASIN REQUIRED FOR LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE ACRES DISTURBED AT ONE TIME.
DOES THIS PROJECT DISCHARGE TO A "IMPAIRED" WATER WITH A ONE-MILE RADIUS?	NO	DOES DISCHARGE TO A "SPECIAL" OR "IMPAIRED" WATER STABILIZATION WITHIN 7 DAYS OF INACTIVITY OR GRADING COMPLETION. TEMP SEDIMENT BASIN REQUIRED FOR LOCATIONS THAT SERVE AN AREA WITH 5 OR MORE ACRES DISTURBED AT ONE TIME.
WAS AN ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT OR ANY PART OF A COMMON PLAN OF DEVELOPMENT OR SALE THAT INCLUDES ALL OR ANY PORTION OF THIS PROJECT?	NO	THIS PERMIT DOES NOT REPLACE OR SATISFY ANY ENVIRONMENTAL REVIEW REQUIREMENTS INCLUDING THOSE UNDER THE MINNESOTA ENVIRONMENTAL POLICY ACT OR THE NATIONAL ENVIRONMENTAL POLICY ACT. THE OWNER MUST VERIFY COMPLETION OF ANY ENVIRONMENTAL REVIEW REQUIRED BY LAW, INCLUDING ANY REQUIRED ENVIRONMENTAL ASSESSMENT WORK SHEETS OR ENVIRONMENTAL IMPACT STATEMENTS, FEDERAL ENVIRONMENTAL REVIEW, OR OTHER REQUIRED REVIEW PRIOR TO APPLYING FOR COVERAGE UNDER THIS PERMIT.
DO ANY PORTION OF THE SITE HAVE ANY POTENTIAL TO AFFECT THREATENED OR ENDANGERED SPECIES OR THEIR CRITICAL HABITAT?	NO	THIS PERMIT DOES NOT REPLACE OR SATISFY ANY REVIEW REQUIREMENTS FOR DISCHARGES ADVERSELY IMPACTING STATE OR FEDERALLY DESIGNATED ENDANGERED OR THREATENED SPECIES OR A DESIGNATED CRITICAL HABITAT. THE OWNER MUST COMPLY WITH THE NATIONAL HISTORIC PRESERVATION ACT AND CONDUCT ALL REQUIRED REVIEW AND COORDINATION RELATED TO HISTORIC PRESERVATION, INCLUDING SIGNIFICANT ANTHROPOLOGICAL SITES AND ANY BURIAL SITES, WITH THE MINNESOTA HISTORIC PRESERVATION OFFICER.
DOES ANY PORTION OF THIS SITE DISCHARGE TO A CALCREOUS FEN?	NO	CALCREOUS FENS ARE CLASSIFIED AS A SPECIAL WATER. DISCHARGES TO FENS MUST BE STABILIZED WITHIN 7 DAYS OF INACTIVITY & PROVIDE A TEMPORARY SEDIMENT BASIN FOR LOCATIONS WITH A DRAINAGE AREA WITH 5 OR MORE ACRES DISTURBED AT ONE TIME.
WILL ANY PORTION OF THE SITE POTENTIALLY AFFECT PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES OR A KNOWN OR DISCOVERED ARCHEOLOGICAL SITE?	NO	IF YES, TAKE ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MANAGEMENT MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITY.
HAVE KARST FEATURES BEEN IDENTIFIED IN THE PROJECT VICINITY?	NO	NO INFILTRATION SYSTEMS WITHIN 1,000 FT UP GRADIENT OR 100 FEET DOWN GRADIENT OF ACTIVE KARST FEATURES
IS COMPLIANCE WITH TEMPORARY OR PERMANENT STORMWATER MANAGEMENT DESIGN REQUIREMENTS INFEASIBLE FOR THIS PROJECT?	NO	IF YES, DEFINE REASONS FOR INFEASIBILITY.
HAS THE MN DNR PROMULGATED "WORK IN WATER RESTRICTIONS" FOR ANY PUBLIC WATER THIS SITE DISCHARGES TO DURING FISH SPAWNING?	NO	COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.



4.1 PERMANENT STORMWATER TREATMENT SYSTEM

WET SEDIMENTATION BASIN	NO
INFILTRATION SYSTEM - (UTILITIZE EXISTING LAND LOCKED BASINS)	YES
FILTRATION SYSTEM	NO
REGIONAL WET SEDIMENTATION BASIN	NO

THE PERMANENT STORMWATER BMPs FOR THIS SITE WILL BE OPERATED & MAINTAINED OF BY THE HOME OWNERS.

ALL STORMWATER MANAGEMENT ASPECTS REQUIRED WITHIN THE NPDES PERMIT HAVE BEEN MET WITH THE DESIGN OF THIS PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO: WATER QUALITY VOLUME, PEAK DISCHARGE RATES, AND EXPECTED SOIL CONDITIONS FOUND ON-SITE. DETAILS CAN BE FOUND IN THE STORMWATER MANAGEMENT PLAN PREPARED BY ATERRA LAND SERVICES, LLC AND SOILS REPORTS. COPIES ARE AVAILABLE UPON REQUEST.

5.1 TEMPORARY BMP SELECTION AND INSTALLATION

THE FOLLOWING TABLE SUMMARIZES THE BMPs AND ESTIMATED QUANTITIES ON THIS PROJECT.

SILT FENCE - (BEFORE GRADING)	790	LF
SILT FENCE - SUPER DUTY JERSEY BARRIER SILT FENCE	0	LF
SILT FENCE - MACHINE SLICED (AFTER GRADING)	175	LF
SLASHED MULCH	0	CY
ROCK ENTRANCE BERM (INSTALL & MAINTAIN)	1	EA
INLET PROTECTION (CURB)	0	EA
INLET PROTECTION (YARD)	4	EA
SEED & MULCH (PERMANENT SOUTHERN SHORTGRASS ROADSIDE)(35-211)	0.60	AC
SEED & MULCH (PERMANENT MIX SOUTHERN TALLGRASS ROADSIDE)(35-241)	0	AC
SEED MIX WET DITCH (33-261)	0.05	AC
SEED & MULCH (MIX RESIDENTIAL TURFGRASS) (25-151)	0	AC
SEED & BLANKET (CAT-20 W/ MIX HIGH-TRAFFIC INSLOPE SITE STABILIZATION)	600	SY

5.2 EROSION PREVENTION PRACTICES

DISTURBED AREAS
NON DISTURBED AREAS MUST BE DELINEATED ON SITE BEFORE SITE WORK BEGINS.

SEE GRADING PLAN AND EROSION CONTROL PLAN FOR DESIGNED DISTURBED AREAS. THE LOCATION OF AREAS NOT TO BE DISTURBED IS OUTSIDE THE "SF" (SILT FENCE) AND "LOD" (LIMITS OF DISTURBANCE).
STEEP SLOPES
ALL SLOPES EQUAL TO OR GREATER THAN 3:1 (>33.3%) SHALL BE STABILIZED WITH SEED AND EROSION BLANKET AS DEFINED IN THE FINAL EROSION CONTROL PLAN.

SEE EROSION CONTROL AND SEDIMENT CONTROL PLAN FOR BLANKETED SLOPES.

STABILIZATION REQUIREMENTS
SEE SECTION 3.2 OF THIS SWPPP FOR SPECIAL ENVIRONMENTAL CONSIDERATIONS. EXTRA REQUIREMENTS FOR THESE AREAS ARE REQUIRED AND MUST BE MET.

THIS PROJECT DOES NOT DISCHARGE WITHIN ONE MILE TO A "SPECIAL" OR "IMPAIRED" WATER BODY.
ALL EXPOSED SOILS MUST BE STABILIZED AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

SEE EROSION CONTROL AND SEEDING PLAN FOR SPECIFICS ON STABILIZATION METHODS AND SEED CHOICES.

WORK IN WATER RESTRICTIONS
FOR PUBLIC WATERS THAT HAVE BEEN PROMULGATED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIME FRAMES, ALL EXPOSED SOIL AREAS THAT ARE WITHIN 200 FEET OF THE WATER'S EDGE, AND DRAIN TO THESE WATERS MUST COMPLETE STABILIZATION WITHIN 24-HOURS DURING THE TIME PERIOD.

THIS PROJECT DOES NOT QUALIFY FOR WORK IN WATER CONDITIONS.

DITCH/SWALE STABILIZATION
THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.

TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.

MULCH, HYDOMULCH, TACKIFIER, OR SIMILAR PRACTICE SHALL NOT BE USED IN ANY PORTION OF A TEMPORARY OR PERMANENT DRAINAGE DITCH.

SEE GRADING PLAN, AND EROSION CONTROL AND SEDIMENT CONTROL PLAN FOR TEMPORARY AND PERMANENT STABILIZATION MEASURES FOR DITCHES AND SWALES.

POINT DISCHARGE
STORMWATER DISCHARGES SHALL BE DIRECTED TO VEGETATED AREAS WHERE FEASIBLE. VELOCITY DISSIPATION DEVICES SHALL BE USED AT DISCHARGE POINT.

TEMPORARY OR PERMANENT ENERGY DISSIPATION IS REQUIRED AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONSTRUCTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.

THIS SITE DOES NOT CONTAIN ANY STORM SEWER. THERE ARE TWO 6" DRAINTILE OUTLETS THAT DISCHARGE 2 SMALL FILTRATION BASIN. DUE TO THE LOW FLOWS, VEGETATION WILL BE USED AT THE DISCHARGE POINTS. RIP-RAP IS NOT NEEDED.

MINIMIZE DISTURBED AREA
GRADING CONTRACTOR SHALL NOT DISTURB MORE LAND THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAIN TO MEET STABILIZATION REQUIREMENTS.

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UNIVERSITY OF MINNESOTA
Jason Lempola
Design of Construction SWPPP (May 31 2028)

PROJECT #:
26005
DRAWN:
NRH
CHECKED:
JML

OAKLAND WOODS
ESTATES 2ND ADDITION
MINNETONKA, MN
ZEHNDER HOMES, INC.

SWPPP

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5.3 SEDIMENT CONTROL PRACTICES

PERIMETER CONTROL

PERIMETER CONTROL MUST BE ESTABLISHED PRIOR TO ANY EARTH DISTURBING ACTIVITIES PLACED ON ALL DOWN GRADIENT PERIMETERS OF THE SITE AND UPGRADIENT OF ANY BUFFER ZONE. PERIMETER CONTROL SHALL BE MAINTAINED AND STAY IN PLACE UNTIL PERMANENT STABILIZATION IS ESTABLISHED.

SEE GRADING PLAN, AND EROSION CONTROL AND SEDIMENT CONTROL PLAN FOR DESIGNED PERIMETER CONTROL LOCATIONS. THIS SITE PROPOSES TO USE MACHINE SLICED SILT-FENCE AS THE PERIMETER CONTROL BMP.

NATURAL BUFFER

A 50 FOOT UNDISTURBED NATURAL BUFFER IS DESIRED FOR EARTH DISTURBING ACTIVITIES WHEN STORMWATER FLOWS TO A SURFACE WATER. WHEN A 50 FOOT NATURAL BUFFER IS INFESABLE, REDUNANT BMPs CAN BE USED AND MUST BE MAINTAINED WHEN A SURFACE WATER IS WITHIN 50 FEET OF EARTH DISTURBING ACTIVITIES. REDUNDANT BMPs SHALL BE 5 FEET APART.

DOUBLE ROW MACHINE SLICED SILT FENCE IS PROPOSED ALONG THE EASTERLY SIDE OF THE WETLAND TO PROVIDE REDUNDANT BMPs.

DRAINAGE DITCHES

TEMPORARY OR PERMANENT DRAINAGE DITCHES OR BASINS MAY BE DESIGNED AS PART OF THE SEDIMENT CONTAINMENT SYSTEM. PROPER SEDIMENT CONTROL BMPs SHALL BE USED AS NECESSARY FOR SITE CONDITIONS.

TEMPORARY DRAINAGE DITCHES ARE NOT ANTICIPATED FOR THIS PROJECT. SEDIMENT CONTROL BMPs TO BE UTILIZED ARE SILT FENCE, ROCK ENTRANCE BERMS, AND INLET PROTECTION.

SHORT TERM SEDIMENT CONTROL REMOVAL

ANY SEDIMENT CONTROL BMP REQUIRED TO BE REMOVED FOR CONSTRUCTION ACTIVITIES MUST BE SHORT TERM. THE BMP MUST BE RE-INSTALLED BEFORE THE NEXT RAIN EVENT, EVEN IF THE CONSTRUCTION ACTIVITY IS NOT COMPLETE.

INLET PROTECTION

ALL STORM DRAIN INLETS MUST BE PROTECTED USING APPROPRIATE BMPs DURING CONSTRUCTION UNTIL PERMANENT VEGETATION IS ESTABLISHED FOR THE CONTRIBUTING DRAINAGE AREA.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR REQUIRED INLET PROTECTION DEVICES.

CURB & GUTTER INLET PROTECTION: FLEX STORM

INLET PROTECTION SHALL REMAIN IN-PLACE THROUGH THE WINTER MONTHS. INLET PROTECTION FOR SPECIFIC INLETS MAY BE ALLOWED TO BE REMOVED TO PREVENT A SAFETY CONCERN (IE. FLOODING OR FREEZING). THIS SWPPP SHALL DOCUMENT THE NEED FOR REMOVAL.

STOCKPILES

EFFECTIVE SEDIMENT CONTROL SHALL BE PLACED AT THE BASE OF STOCKPILES ALONG THE DOWN GRADIENT PERIMETER.

STOCKPILES MUST BE LOCATED OUTSIDE NATURAL BUFFER ZONES AND SURFACE WATERS INCLUDING CURB AND GUTTER UNLESS THERE IS A BYPASS IN PLACE FOR STORMWATER.

VEHICLE TRACKING

A VEHICLE TRACKING BMP MUST BE INSTALLED TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE.

THIS PROJECT CALLS FOR A ROCK ENTRANCE BERM TO BE INSTALLED AND MAINTAINED TO REMAIN A FUNCTIONING BMP. IF TRACKING OCCURS ONTO PAVED STREETS, STREET SWEEPING SHALL OCCUR BY THE END OF THE DAY TO PROPERLY CLEAN THE STREETS FROM SEDIMENT.

FINAL GRADING & TOPSOIL

TOPSOIL SHALL BE PRESERVED ON SITE AND INITIALLY STOCKPILED DURING GRADING OPERATIONS. GRADING WILL BE HELD DOWN 0.5' TO ALLOW FOR TOPSOIL RE-SPREAD.

THE CONTRACTOR SHALL RESTRICT VEHICLE USE ONCE FINAL GRADE AND TOPSOIL RE-SPREAD HAS OCCURRED TO PREVENT TOPSOIL COMPACTION.

COAGULANTS

IF CONVENTIONAL EROSION AND SEDIMENT CONTROLS ARE NOT ADEQUATE, POLYMERS, FLOCCULANTS, OR OTHER CHEMICAL TREATMENTS MAY BE USED AS LONG AS THEY ARE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND DOSING SPECIFICATIONS PROVIDED BY THE MANUFACTURER. CHEMICALS SHALL BE CHOSEN BASED ON SOIL TYPES AND EXPECTED TURBIDITY, pH, AND FLOW RATE OF THE INCOMING STORMWATER FLOWS. ANY CHEMICALLY TREATED WATER MUST BE DIRECTED TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

5.4 TEMPORARY SEDIMENT BASINS

A TEMPORARY SEDIMENT BASIN...

- SHALL BE CONSTRUCTED PRIOR TO DISTURBING 10 OR MORE ACRES OF SOIL DRAINING TO A COMMON LOCATION.
- MUST BE LOCATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES.
- MUST PROVIDE TREATMENT OF RUNOFF BEFORE LEAVING THE CONSTRUCTION OR ENTERING SURFACE WATERS.
- MUST BE SIZED TO TREAT THE 2-YEAR, 24-HOUR STORM RUNOFF AMOUNT OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER.
- MUST BE SIZED TO 3,600 CUBIC FEET OF LIVE STORAGE PER ACRE WHEN THE 2-YEAR RUNOFF VOLUME WAS NOT CALCULATED.
- SHALL BE DESIGNED TO PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS.
- MUST USE AN OUTLET DESIGNED TO WITHDRAW FROM THE WATER'S SURFACE.
- MUST PROVIDE ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- IS NO LONGER REQUIRED WHEN VEGETATION HAS REDUCED THE DISTURBED ACREAGE TO LESS THAN 10 ACRES.
- SHALL NOT DISCHARGE EXCESSIVE SEDIMENT-LADEN WATER THAT IS NOT PROPERLY FILTERED.

FOR THIS PROJECT, ALL DISTURBED AREAS ARE LESS THAN 10 ACRES THAT DRAIN INTO A COMMON LOCATION.

5.5 DEWATERING & BASIN DRAINING

DEWATERING AND BASIN DRAINING...

- MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATER TO A TEMPORARY OR PERMANENT SEDIMENT BASIN.
- MAY DISCHARGE TO SURFACE WATERS IF THE BASIN WATER IS VISUALLY INSPECTED TO ENSURE ADEQUATE TREATMENT AND SETTLING HAS OCCURRED TO ENSURE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
- PRACTICES MUST NOT CAUSE EROSION OR SCOUR AT THE DISCHARGE POINT OR INUNDATION OF ANY WETLANDS.
- MAY USE FILTERS WITH BACKWATER WATER, AS LONG AS THE BACKWASH WATER IS...
 - HAULED AWAY FOR DISPOSAL
 - RETURNED T THE BEGINNING OF THE TREATMENT PROCESS
 - INCORPORATED INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION

THIS PROJECT DOES NOT EXPECT ANY DEWATERING.

6.1 POLLUTION PREVENTION

POLLUTION PREVENTION MANAGEMENT MEASURES MUST...

- PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER TO MINIMIZE CONTACT WITH STORMWATER FOR ANY MATERIALS MAY CAUSE CONTAMINATION AND NOT DESIGNED TO BE EXPOSED TO STORMWATER. THIS INCLUDES BUT NOT LIMITED TO PESTICIDES, FERTILIZERS, AND OTHER TREATMENT CHEMICALS.
- STORE HAZARDOUS MATERIALS (OIL, DIESEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS OR LEAKS.
- INCLUDE SECONDARY CONTAINMENT.
- PROPERLY STORE, COLLECT, AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. 7035.
- POSITION PORTABLE TOILETS SO THEY ARE SECURE AND NOT EASILY TIPPED OVER BY WIND OR EQUIPMENT.
- DISPOSE OF SANITARY WASTE IN ACCORDANCE WITH MINN. R. 7041.
- PREVENT DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED BY USING DRIP PANS OR ABSORBENTS. SUPPLIES SHALL BE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD MUST BE AVAILABLE FOR RECOVERED SPILLED MATERIALS.
- LIMIT EXTERIOR VEHICLE OR EQUIPMENT WASHING ON THE PROJECT SITE SHALL BE TO A DEFINED AREA OF THE SITE. RUNOFF FROM THE WASHING AREA SHALL BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.
- PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE AND OTHER WASHOUT OPERATIONS RELATED TO CONSTRUCTION ACTIVITIES. LIQUID AND SOLID WASHOUT WASTE SHALL NOT CONTACT THE GROUND, AND CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.

COMMON MATERIALS TO BE FOUND ON THE OAKLAND WOODS ESTATES 2ND ADDITION PROJECT THAT WILL NEED TO MANAGED PROPERLY ARE...

PORTABLE TOILETS, DIESEL FUEL, GASOLINE, ENGINE OIL, HYDRAULIC FLUID, COOLANT/ANTI-FREEZE

7.1 INFESTED WATERS

MN DNR PERMITS ARE NOT VALID FOR WORK IN WATERS THAT ARE DESIGNATED AS INFESTED WATERS UNLESS ACCOMPANIED BY AN INFESTED WATERS PERMIT OR WRITTEN NOTIFICATION HAS BEEN OBTAINED FROM MN DNR STATING THAT SUCH PERMIT IS NOT REQUIRED. THERE IS NO EXCEPTION FOR PRE-EXISTING PERMITS. IF A MN DNR PERMIT HAS BEEN ISSUED FOR THE PROJECT AND THE WATER IS LATER DESIGNATED AS INFESTED, THE CONTRACTOR SHALL HALT ALL WORK COVERED BY THE MN DNR PERMIT UNTIL SUCH TIME AS AN INFESTED WATERS PERMIT IS OBTAINED OR THAT WRITTEN NOTIFICATION IS OBTAINED STATING THAT SUCH PERMIT IS NOT REQUIRED.

THIS PROJECT DOES NOT INCLUDE ANY WORK IN WATERS. NO KNOWN INFESTED WATERS ARE IN THE VICINITY.

8.1 INSPECTIONS & MAINTENANCE

ALL SWPPP INSPECTIONS MUST...

- ENSURE A TRAINED PERSON WILL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAIN EVEN GREATER THAN 0.5 INCH IN 24 HOURS.
- INSPECT ALL EROSION AND SEDIMENT CONTROL BMPs, AS WELL AS ALL TEMPORARY AND PERMANENT STORMWATER BASIN BMPs.
- INCLUDE INSPECTIONS OF SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT DEPOSITS OR EROSION SCARS.
- INSPECT SITE VEHICLE EXIT LOCATIONS AND STREETS WITHIN AND ADJACENT TO THE PROJECT FOR ANY VEHICLE TRACKING.
- VERIFY PERMANENT INFILTRATION AND FILTRATION BASINS ARE BEING CONSTRUCTED IN SEQUENCE AS DESIGNED BY THE ENGINEER.
- INCLUDE A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED. THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THE RECORDS MUST INCLUDE ALL ITEMS LISTED IN SECTION 11.11 OF THE MPCA NPDES PERMIT.

INSPECTION SCHEDULE MAY BE ADJUSTED UNDER THE FOLLOWING CONDITIONS...

- INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION IS OCCURRING ELSEWHERE ON THE SITE.
- WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT.
- WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

ALL BMP MAINTENANCE MUST...

- REPAIR, REPLACE, OR SUPPLEMENT ALL NONFUNCTIONAL BMP BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIMEFRAME IS SPECIFIED. ADDITIONAL TIME MAY BE NEEDED IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
- INCLUDE REMOVAL OF ALL DELTAS AND SEDIMENT DEPOSITS IN SURFACE WATERS, INCLUDING DRAINAGE WAYS AND CATCH BASINS.
- RE-STABILIZE THE AREAS WHERE SEDIMENT REMOVAL WAS NECESSARY.
- COMPLETE REMOVAL AND STABILIZATION WITHIN 7 CALENDAR DAYS OF DISCOVERY, UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.
- CONTACT ALL LOCAL, REGIONAL, STATE, AND FEDERAL AUTHORITIES TO OBTAIN NECESSARY PERMITS PRIOR TO CONDUCTING WORK IN SURFACE WATERS.
- REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE CALENDAR DAY OF DISCOVERY, OR SOONER TO AVOID A SAFETY HAZARD.
- REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NON-FUNCTIONAL OR BECOME HALF FULL.
- DRAIN TEMPORARY AND PERMANENT SEDIMENT BASINS WHEN THE DEPTH OF SEDIMENT REACHES HALF THE STORAGE VOLUME.
- HAVE A TRAINED INDIVIDUAL ON-SITE OR AVAILABLE WITH 3 CALENDAR DAYS.

9.1 HOME BUILDING ACTIVITIES & BMPs

AFTER SITE DEVELOPMENT IS COMPLETE, INDIVIDUAL LOTS WILL BE SOLD TO HOME BUILDERS FOR HOME CONSTRUCTION. THE PARENT NPDES PERMIT WILL GET SUBDIVIDED INTO INDIVIDUAL LOTS. THE BUILDER IS RESPONSIBLE TO INSTALL, MAINTAIN, INSPECT AND KEEP RECORD OF THE EROSION AND SEDIMENT CONTROL BMPs NECESSARY TO BUILD THE HOUSE AND MEET THE REQUIREMENTS OF THE NPDES PERMIT FOR THE INDIVIDUAL LOTS THEY OWN.

HOME CONSTRUCTION PHASING & TYPICAL SWPPP MANAGEMENT BMPs..

1. ESTABLISH PERIMETER CONTROL

- REDUNDANT PERIMETER CONTROL NECESSARY IF GRADING CANNOT MAINTAIN A 50' NATURAL BUFFER FOR RUNOFF DRAINING TO A SURFACE WATER
- INSTALL ROCK ENTRANCE BERM

2. SELECT LOCATION FOR PORTABLE TOILET

- DO NOT PLACE TOILET IN THE PATH OF A SURFACE WATER
- PROVIDE SECONDARY CONTAINMENT
- ENSURE TOILET IS PROPERLY SECURED TO THE GROUND TO PREVENT TIPPING

3. STRIP TOPSOIL AND STOCKPILE FOR USE WHEN FINAL GRADING

- PROVIDE PERIMETER CONTROL AROUND TOPSOIL STOCKPILE

4. EXCAVATE AND CONSTRUCT FOUNDATION

- PROVIDE PERIMETER CONTROL FOR ANY STOCKPILES IN PLACE LONGER THAN 14 DAYS
- PROPERLY DISPOSE OF CONCRETE WASHOUT

5. BACKFILL FOUNDATION AND BEGIN FRAMING

- ENSURE STREETS ARE CLEAN AT THE END OF THE DAY
- INSPECT PERIMETER CONTROL TO ENSURE BMPs ARE PROPERLY FUNCTIONING.
- MAINTAIN ROCK ENTRANCE BERM

6. INSTALL DRIVEWAY

- ROCK ENTRANCE BERM TO BE MAINTAINED UNTIL DRIVEWAY IS INSTALLED
- PROPERLY DISPOSE OF CONCRETE WASHOUT

7. COMPLETE HOME CONSTRUCTION & BEGIN LANDSCAPING

- DO NOT STORE LANDSCAPE MATERIALS IN CURB & GUTTER
- PERIMETER CONTROL TO REMAIN IN PLACE AND MAINTAINED
- ENSURE STREETS ARE CLEAN AT END OF EACH DAY
- PROPERLY DISPOSE ANY OF HAZARDOUS WASTE (PAINT, DRYWALL, SOLVENTS)
- ENSURE DUMPSTER IS NOT FILLED ABOVE TOP OF DUMPSTER

8. FINAL GRADING AND STABILIZATION

- DO NOT DISTURB NATURAL BUFFERS SUCH AS WETLAND BUFFERS
- PERIMETER CONTROL TO STAY IN PLACE UNTIL DAY OF SOD
- BUILDER RESPONSIBLE TO ESTABLISH FINAL STABILIZATION FOR ENTIRE LOT (SOD, SEED, MULCH, ROCK)

9. POST CONSTRUCTION

- REMOVE PERIMETER CONTROL
- REMOVE ALL CONSTRUCTION DEBRIS AND TRASH
- INLET PROTECTION TO REMAIN IN PLACE IF THE CATCH BASIN RECEIVES RUNOFF FROM OTHER LOTS THAT DO NOT HAVE FINAL STABILIZATION
- FILE NOTICE OF TERMINATION (NOT) FOR THE INDIVIDUAL LOT ONCE FINAL STABILIZATION IS ESTABLISHED AND ALL SYNTHETIC EROSION AND SEDIMENT CONTROL BMPs HAVE BEEN REMOVED.

10.1 FINAL STABILIZATION & PERMIT TERMINATION

FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS HAVE BEEN MET...

- ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF ITS EXPECTED FINAL GROWTH DENSITY OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS.
- PERMANENT STORMWATER MANAGEMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS OF THE PERMIT, AND IS OPERATING AS DESIGNED. TEMPORARY OR PERMANENT SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS HAVE BEEN CLEANED OF ANY ACCUMULATED SEDIMENT. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS, AND DITCHES ARE STABILIZED WITH PERMANENT COVER.
- ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPs HAVE BEEN REMOVED. BMPs DESIGNED TO DECOMPOSE ON SITE MAY BE LEFT IN PLACE.
- FOR RESIDENTIAL CONSTRUCTION ONLY, INDIVIDUAL LOTS ARE CONSIDERED FINALLY STABILIZED IF THE STRUCTURE(S) ARE FINISHED, TEMPORARY EROSION PROTECTION AND DOWN GRADIENT PERIMETER CONTROL HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN SOLD TO THE HOMEOWNER. ALSO, THE "HOMEOWNER FACT SHEET" HAS BEEN PROVIDED TO THE HOMEOWNER.

ONCE ALL THESE CONDITIONS ARE MET AND ALL THE SUBDIVISION PERMITS HAVE BEEN TERMINATED, THEN THE NOTICE OF TERMINATION MAY BE SUBMITTED.

SUBMITTALS & REVISIONS

Rev.	Date	By	Description
06/18/26	NRH		COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #1
08/11/26	NRH		COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #2
09/11/26	NRH		COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #3



PROJECT #:
26005
DRAWN:
NRH
CHECKED:
JML

OAKLAND WOODS
ESTATES 2ND ADDITION
MINNETONKA, MN
ZEHNDER HOMES, INC.

SWPPP

SHEET

C6.03

PAGE #

9

REV.

STREET NOTES:

- THE STREET IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MINNETONKA GENERAL SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR SHALL INSTALL CONSTRUCTION ZONE SIGNAGE AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, AND FLAGMEN TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND SCHEDULING ALL REQUIRED STREET INSPECTION WITH THE CITY OF MINNETONKA AND/OR ITS CONSULTANTS WITH A 48-HOUR NOTICE.
- PROPOSED CURB SHALL BE INSTALLED SO THAT THE BACK-TO-BACK MEASUREMENT TO THE EXISTING SOUTH CURB LINE IS 28 FEET.
- ALL CURB SPOT ELEVATIONS ARE TO GUTTER UNLESS OTHERWISE NOTED.
- INSTALL B618 CURB & GUTTER AT WITH BACK DROPS AT DRIVEWAY LOCATIONS AND CURB OPENING FOR DRAINAGE.
- ANY EROSION CONTROL DAMAGED BY CONSTRUCTION SHALL BE PREPARED AS INCIDENTAL TO CONSTRUCTION.
- ALL PEDESTRIAN CROSSINGS REQUIRE ADA APPROVED PEDESTRIAN CURB RAMPS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ADA ADEQUATE GRADES AND SLOPES PRIOR TO POURING THE CURB. ANY CURB RAMPS THAT DO NOT MEET ADA SPEC WILL BE REPLACED AT THE CONTRACTORS EXPENSE.

STORM SEWER NOTES:

- THE STORM SEWER IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MINNETONKA GENERAL SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION.
- EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND SCHEDULING ALL REQUIRED UTILITY INSPECTION WITH THE CITY OF MINNETONKA AND/OR ITS CONSULTANTS WITH A 48-HOUR NOTICE
- THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL COMPACTION TESTS AND SOIL INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
- ANY EROSION CONTROL DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AS INCIDENTAL TO CONSTRUCTION.
- 6" STORM PIPES DISCHARGING FILTRATION BASINS SHALL BE INSTALLED DURING BASIN CONSTRUCTION.
- 4" SUMP LINE STUB SHALL BE INSTALLED DURING BASIN CONSTRUCTION.
- STORM PIPES SUPPLYING RUNOFF TO THE BASINS SHALL BE INSTALLED DURING HOME BUILDING.

SANITARY SEWER AND WATERAIN NOTES:

- THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MINNETONKA GENERAL SPECIFICATIONS FOR STREET AND UTILITY CONSTRUCTION AND THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR SHALL INSTALL CONSTRUCTION ZONE SIGNAGE AS REQUIRED.
- THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL COMPACTION TESTS AND SOIL INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND SCHEDULING ALL REQUIRED UTILITY INSPECTION WITH THE CITY OF MINNETONKA AND/OR ITS CONSULTANTS WITH A 48-HOUR NOTICE
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, AND FLAGMEN TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE

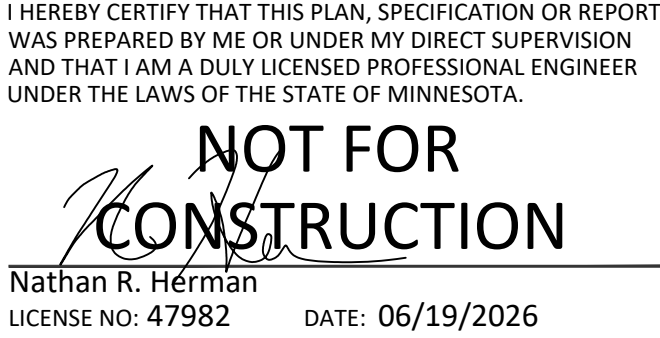
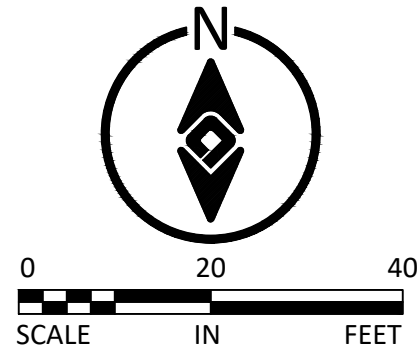
- NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).
- CITY WILL OPERATE EXISTING GATE VALVES. COORDINATE SHUT OFF AT WATER CONNECTION WITH A 48 HOUR NOTICE
 - ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
 - ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
 - ALL SANITARY SEWER TO BE PVC C900, SDR26, OR SDR35, AS NOTED ON THE PLAN.
 - ALL SANITARY SEWER SERVICE RISERS MATERIAL SHALL MATCH THE MATERIAL OF THE MAIN UP TO THE LATERAL BEND.
 - ALL SANITARY SEWER LATERAL SERVICES TO PROPERTY SHALL BE PVC SDR26.
 - ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
 - WYE LOCATIONS TO BE VERIFIED BY CONTRACTORS. WYE STATIONING SHOWN IS CALCULATED FROM THE DOWNSTREAM MANHOLES.
 - ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
 - ALL WATERMAIN VALVES SHALL BE POSITIONED SUCH THAT THEY ARE NOT LOCATED IN THE CURB AND GUTTER. IF SEWER SERVICE CONDUCTIVITY BOX OR WATER CURB BOX IS PLACED IN A DRIVEWAY, WALK OR TRAIL, A FORD A-1 COVER OR EQUAL MUST BE PROVIDED.
 - ALL SEWER AND WATER SERVICES SHALL BE STUBBED AS DEFINED BY THE CITY DETAILS. NEW CURB BOXES SHALL BE PLACED AT THE RIGHT-OF-WAY.
 - ANY EROSION CONTROL DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AS INCIDENTAL TO CONSTRUCTION.
 - THE DISINFECTION OF THE WATERMAIN SHALL BE PERFORMED ACCORDING TO THE CITY OF MINNETONKA SPECIFICATIONS.
 - FOR LOT 2 WATER SERVICE, THE EXISTING WATERMAIN TO BE TAPPED IS SDR 9 8-INCH HDPE DIPS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS AND CONTRACTOR QUALIFICATIONS TO INSTALL ELECTROFUSED TAPPING SADDLE. A STAINLESS STEEL SADDLE OR NON-FUSED SADDLE WILL NOT BE ALLOWED.

LEGEND:

- CURB & GUTTER
CENTERLINE
6" PVC DRAINTILE (SOLID)
6" PVC DRAINTILE (SOLID)
6" PVC DRAINTILE (PERF.)
4" PVC DRAINTILE (SOLID)
SANITARY SEWER
WATERMAIN
EASEMENT
SETBACK LINE
REAR BLDG PAD LINE
- W/ C.O. & 12" YARD INLET (BUILDER INSTALLED)
W/ C.O. (SITE CONTRACTOR INSTALLED)
W/ C.O.
W/ C.O.
- GUTTER SPOT LABEL
PROPOSED CONTOUR
EXISTING CONTOUR
EMERGENCY OVERFLOW
NATURAL AREA SIGN
- NOTE: ASTERISK (*) ON SPOT ELEVATIONS DENOTES NON-TYPICAL ELEVATION

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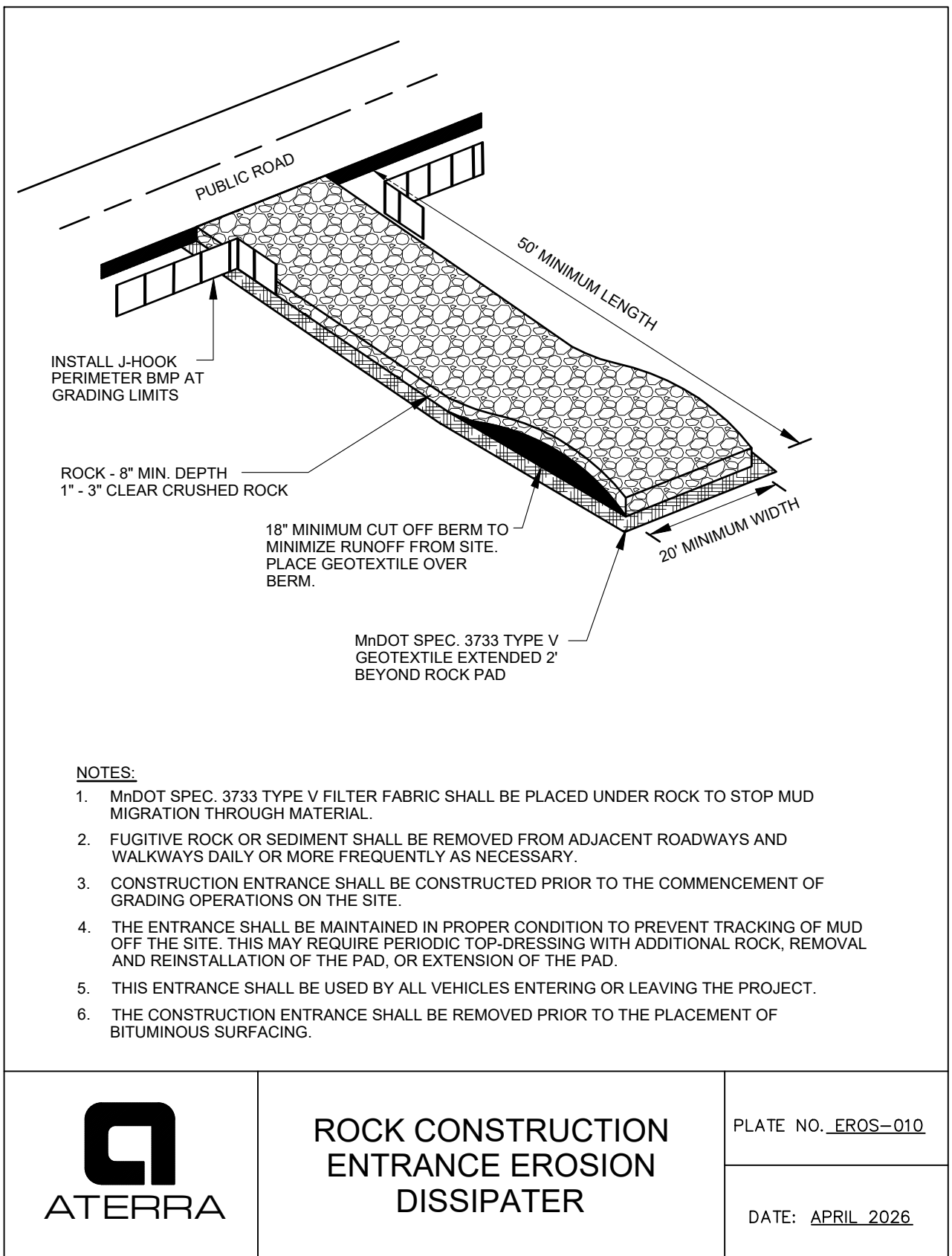
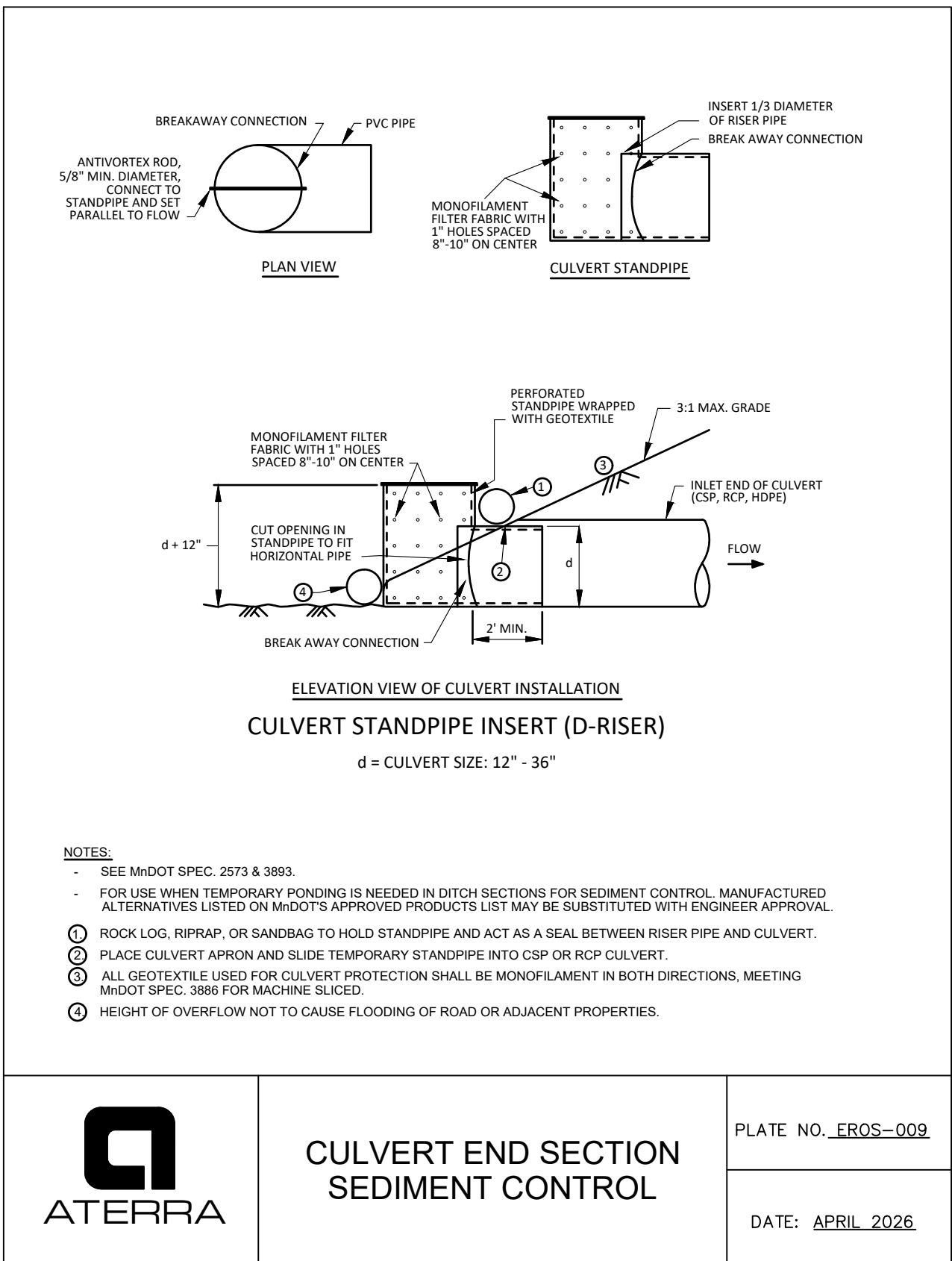
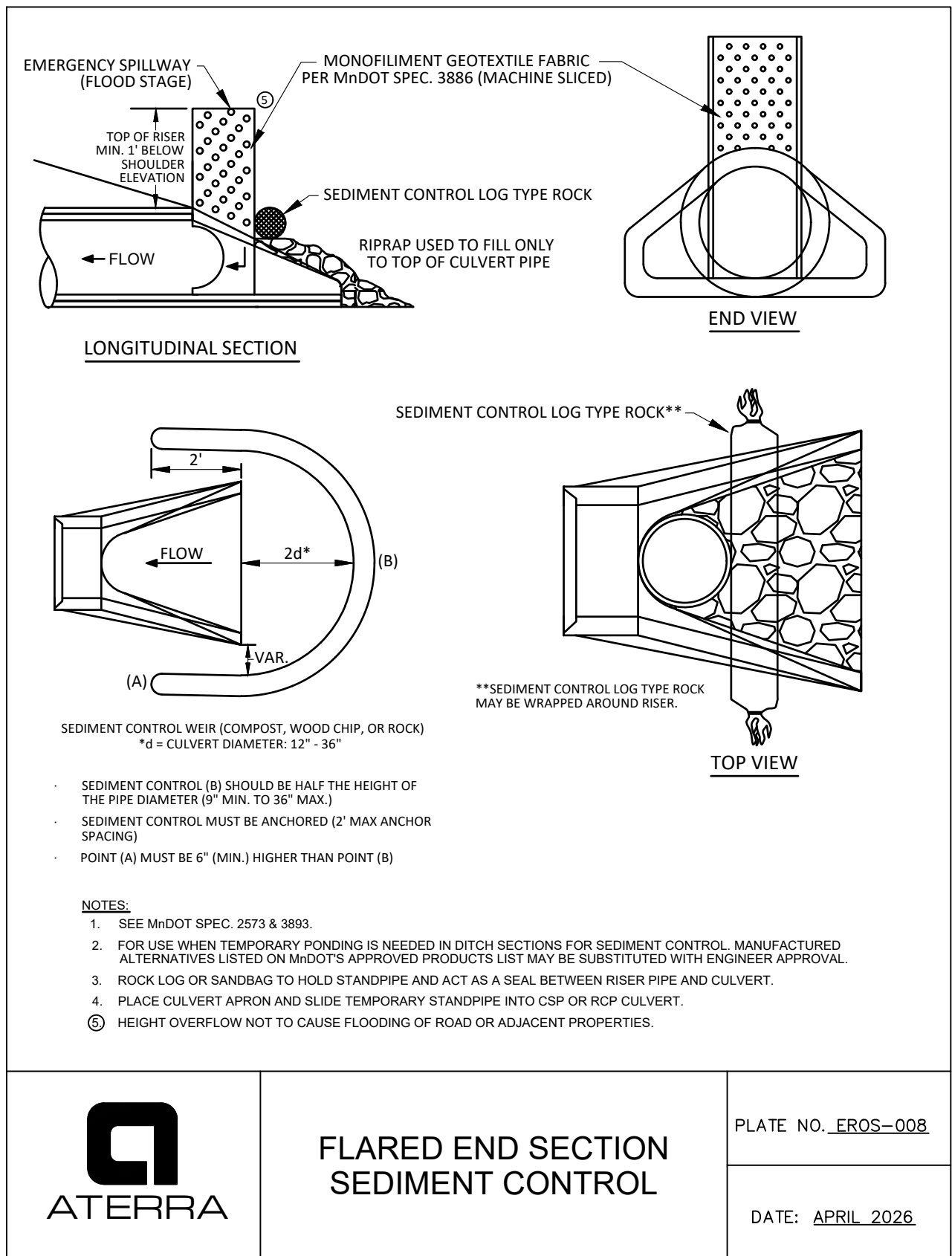
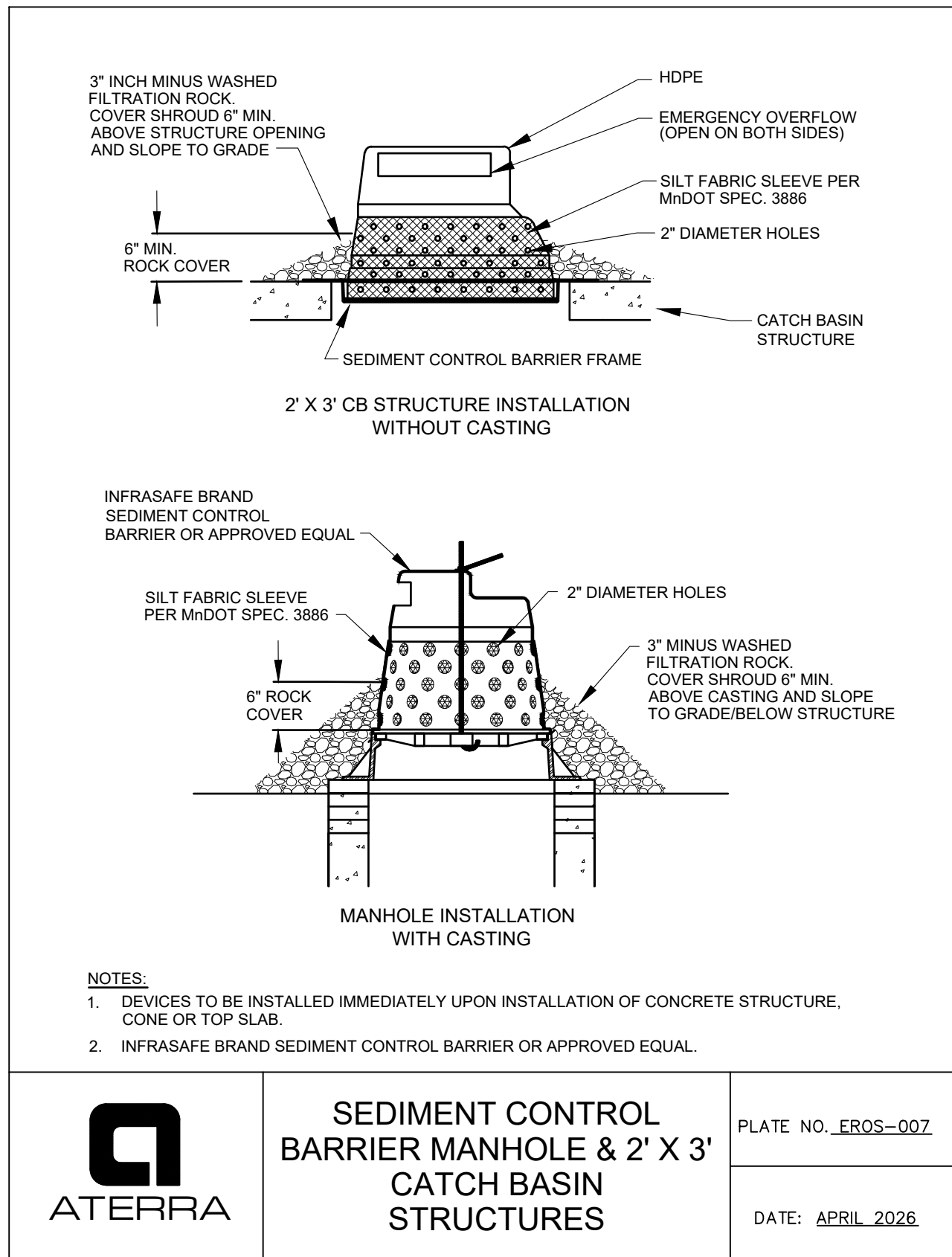
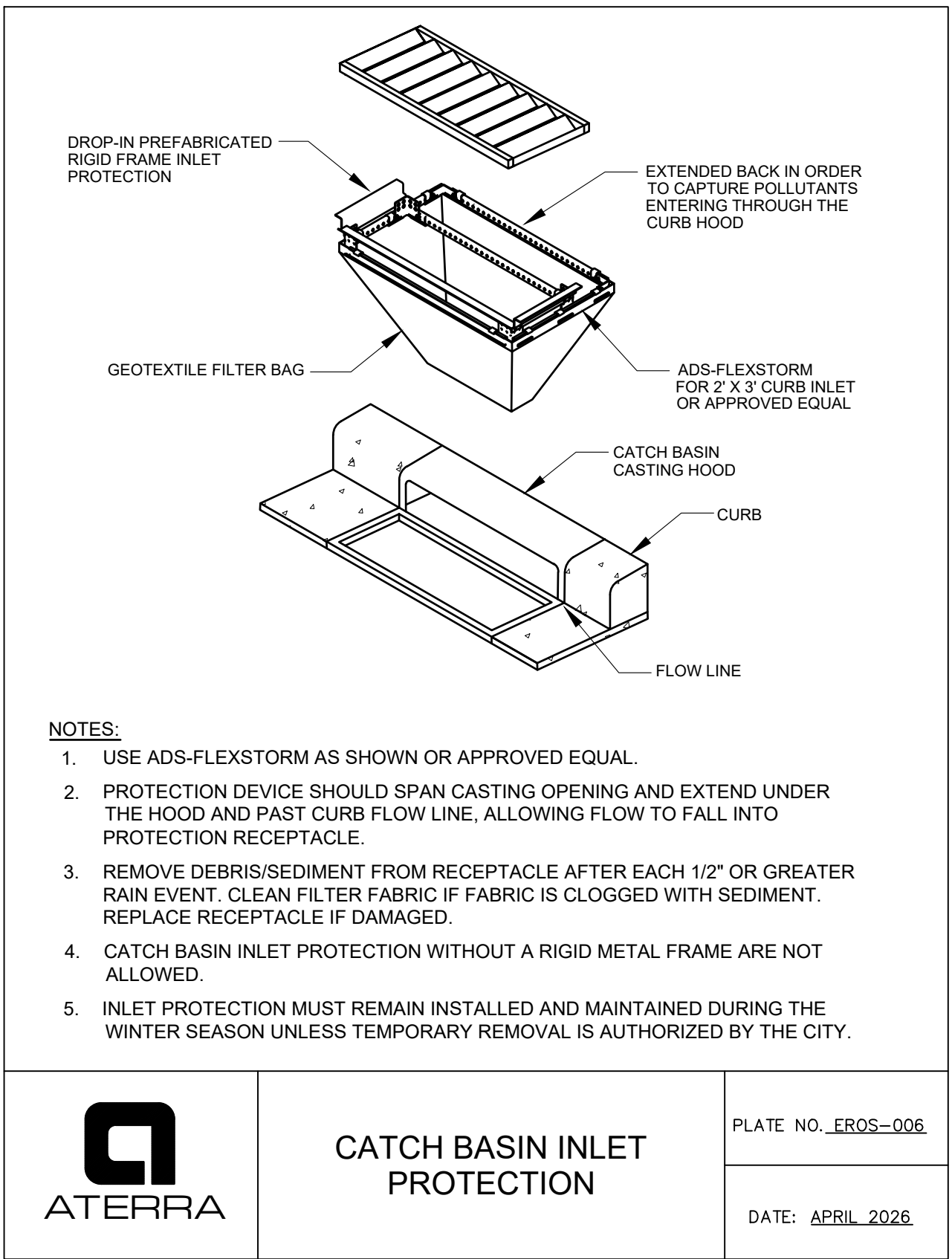
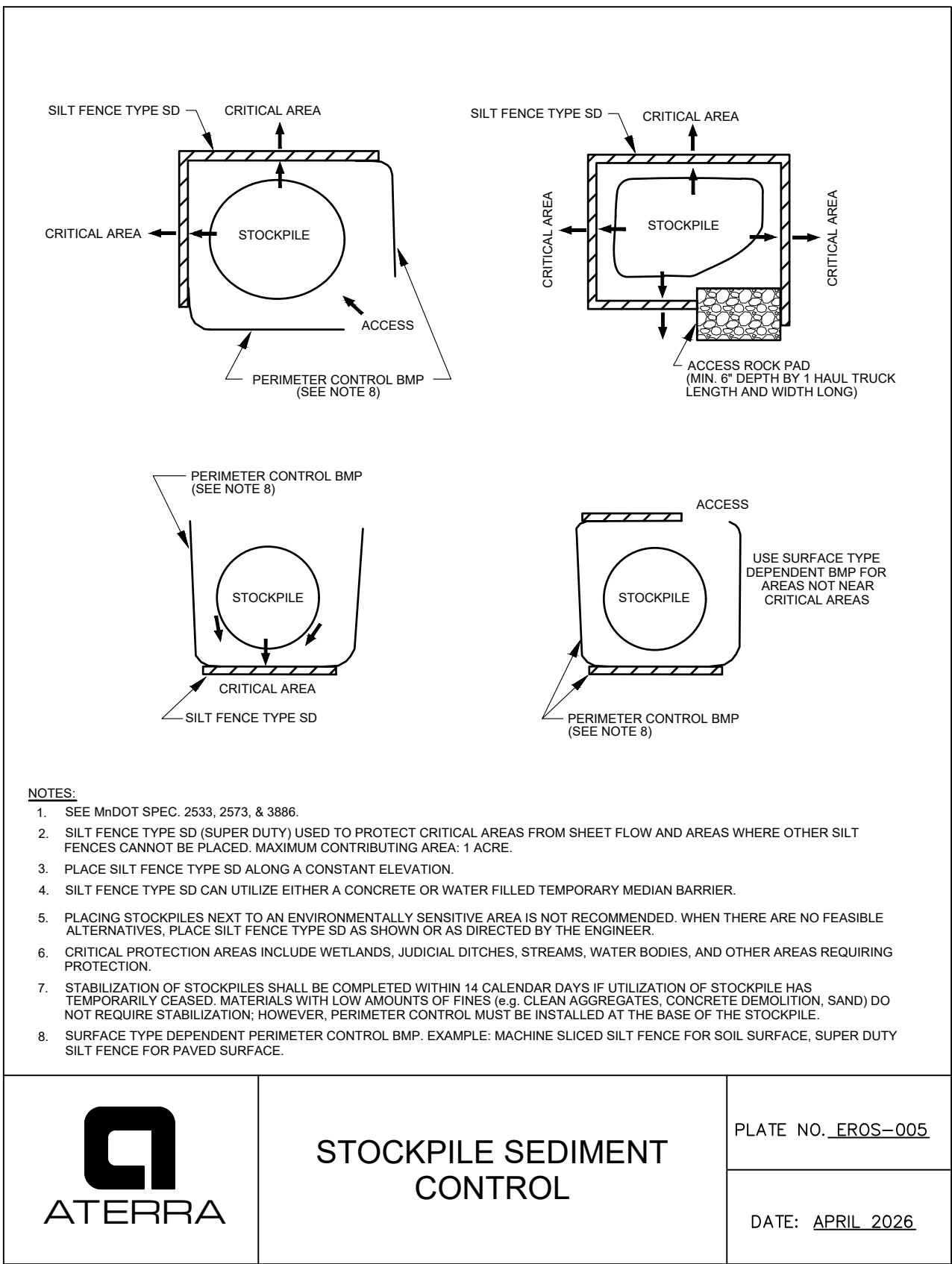
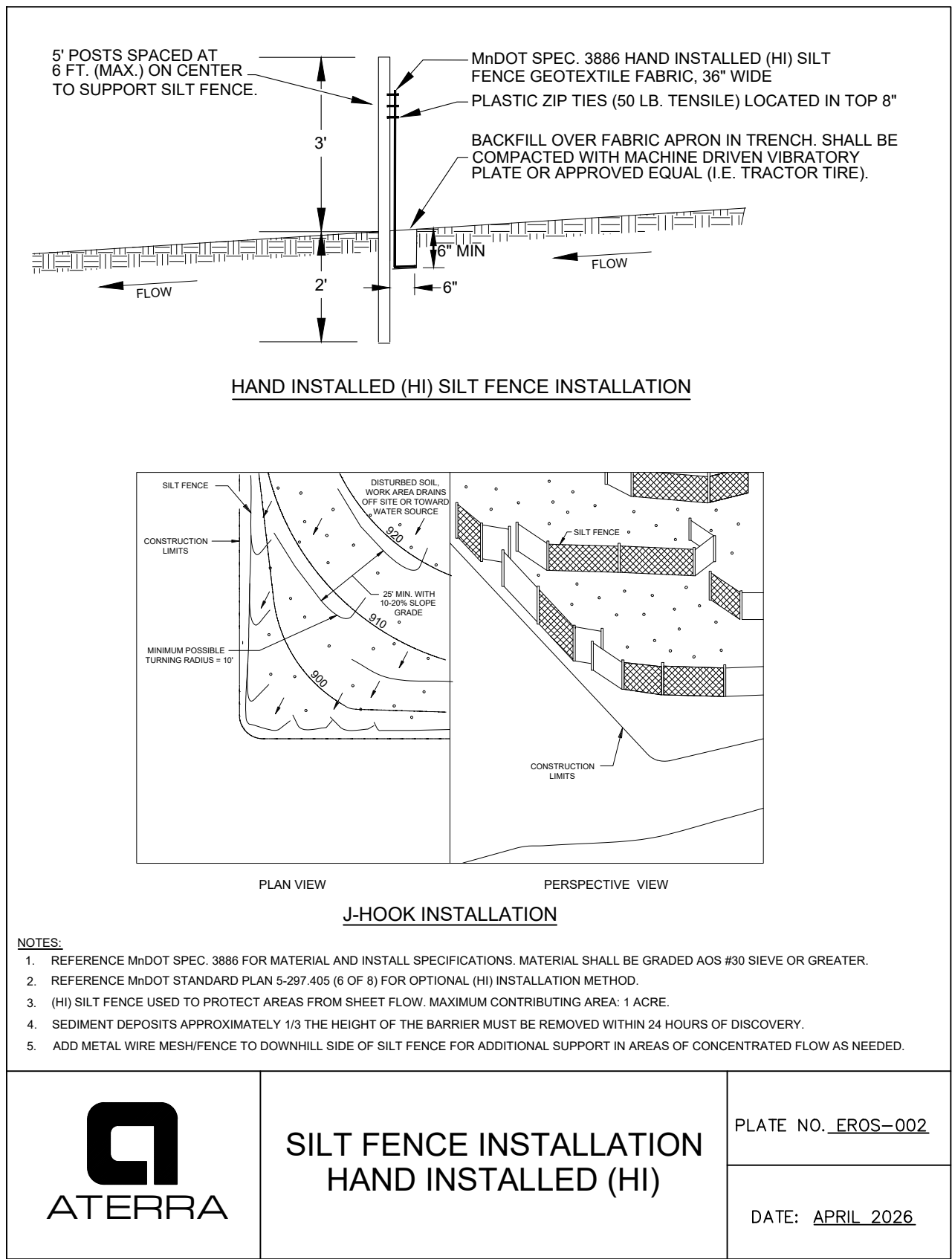
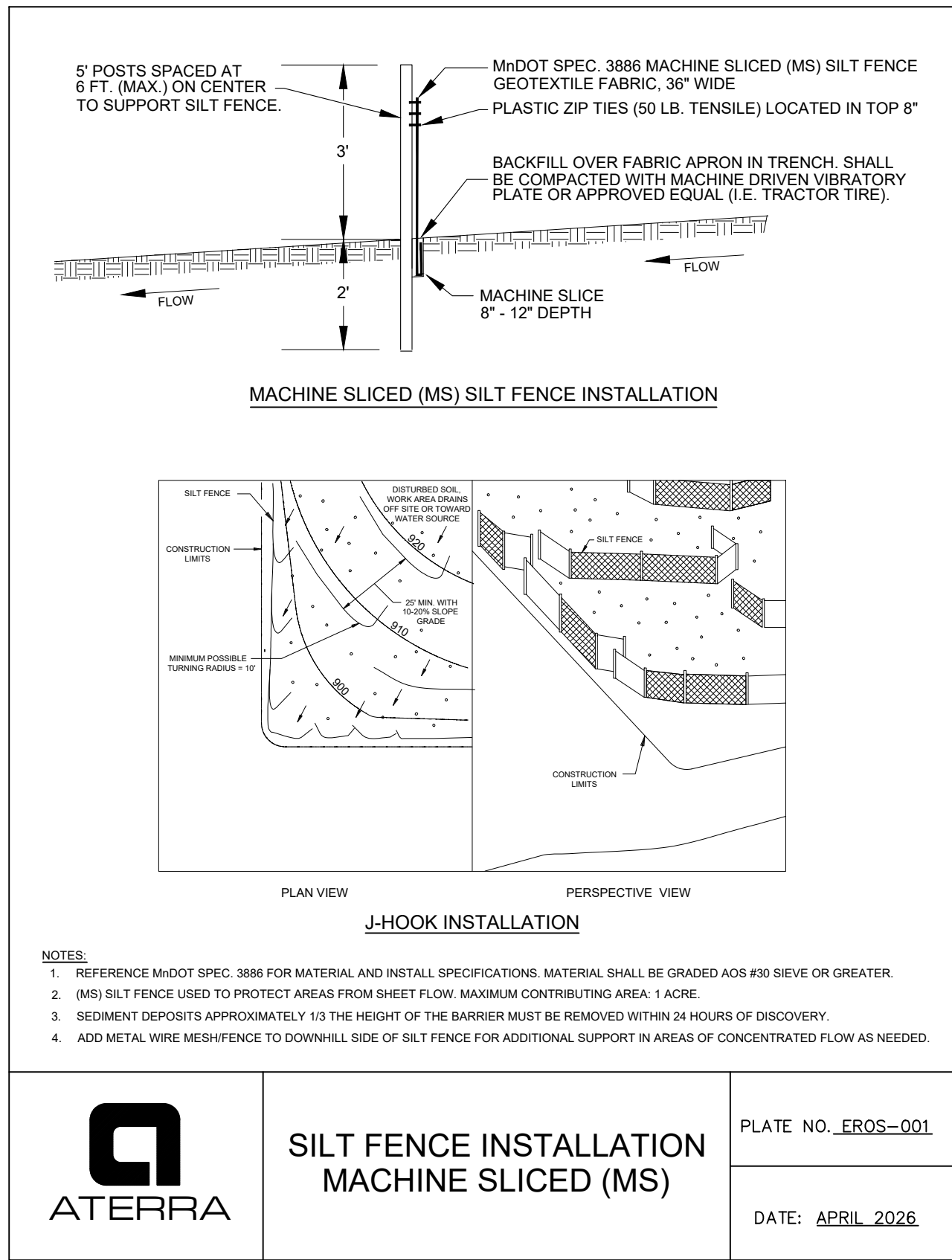


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OAKLAND WOODS
ESTATES 2ND ADDITION
MINNETONKA, MN
ZEHNDER HOMES, INC.

FINAL UTILITY PLAN

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SUBMITTALS & REVISIONS

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09/11/26	NRH		COMBINED PRELIMINARY & FINAL PLAT SUBMITTAL #3



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Nathan R. Hérmán
LICENSE NO: 47982 DATE: 06/19/2026

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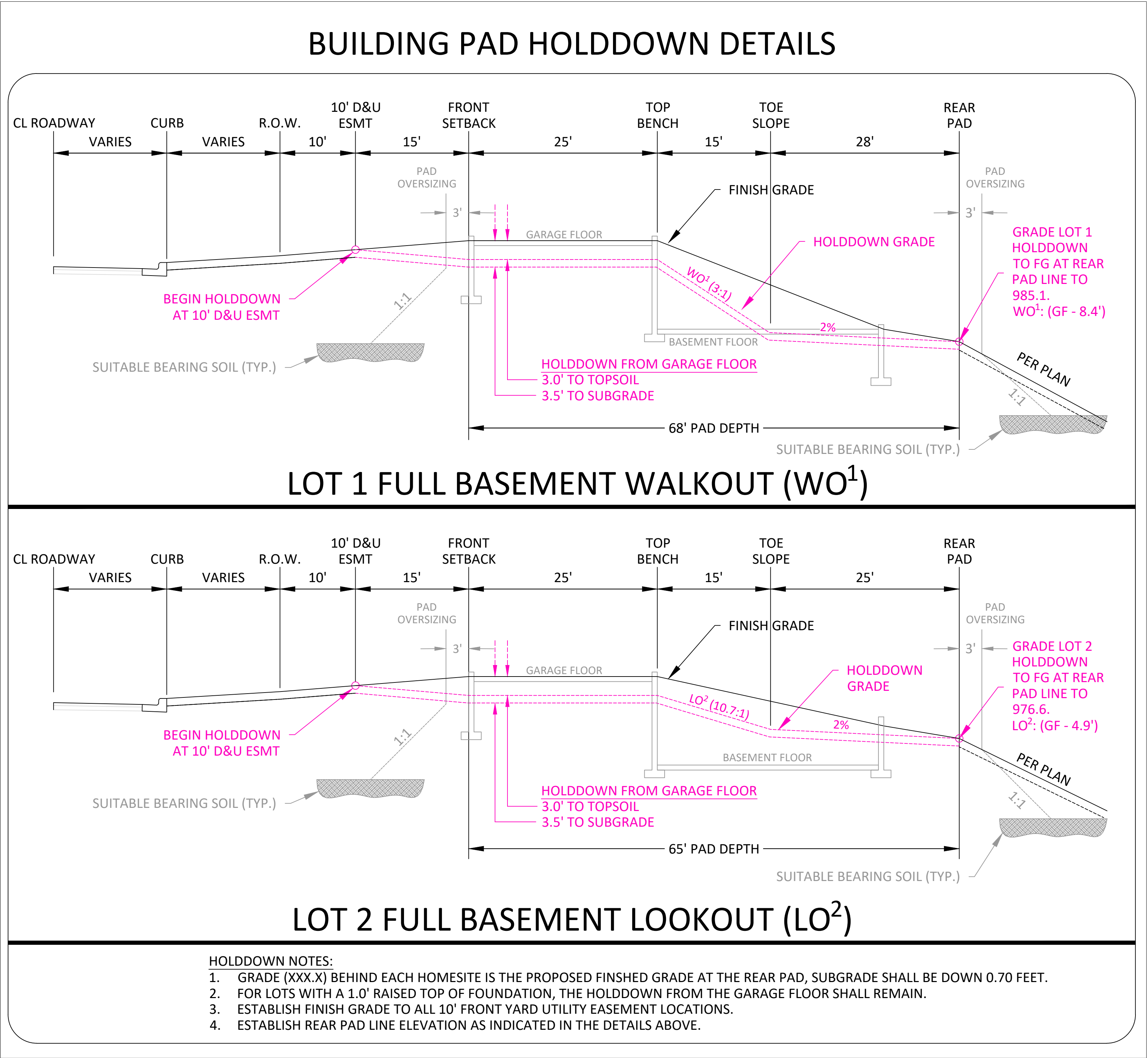
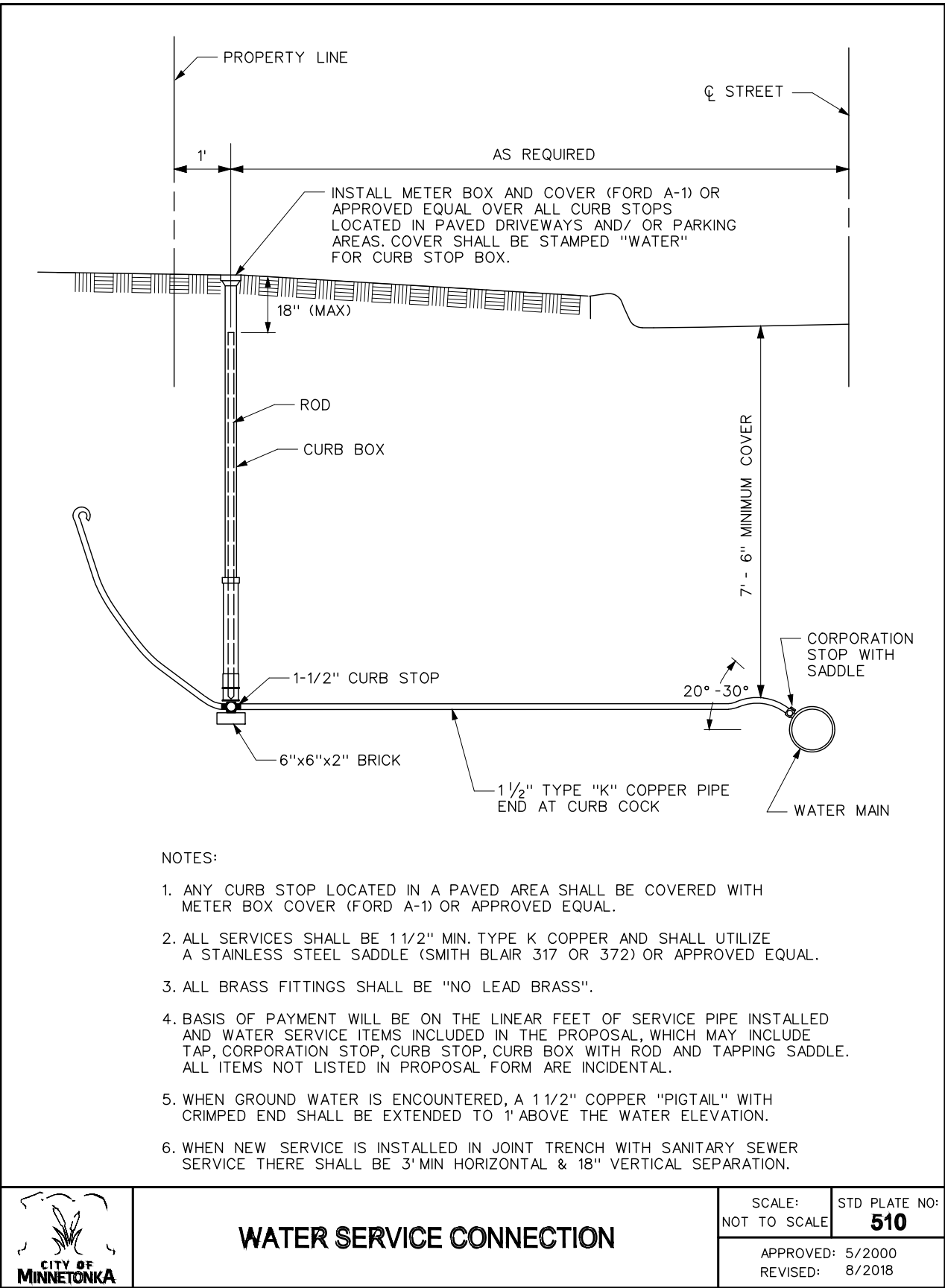
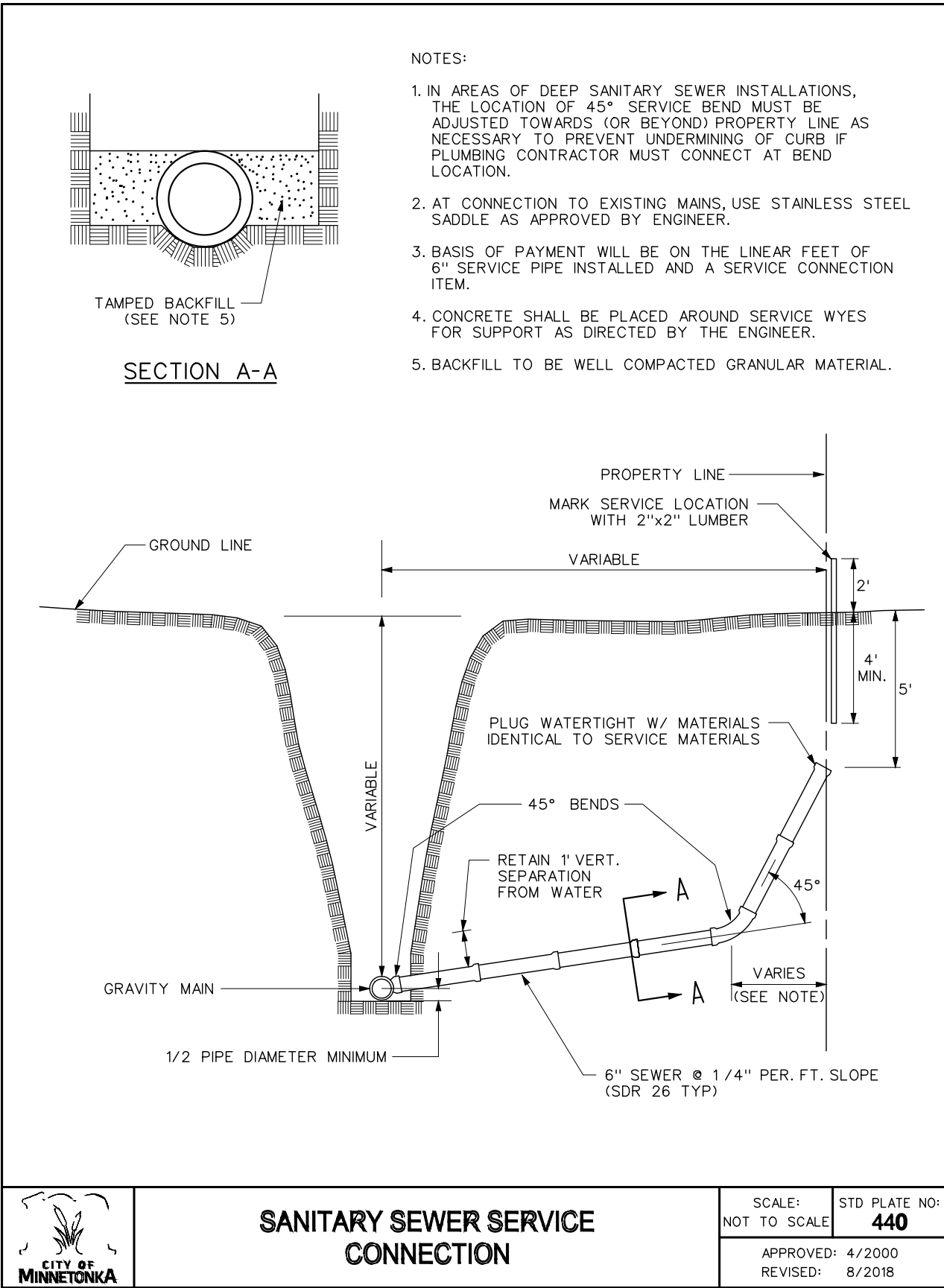
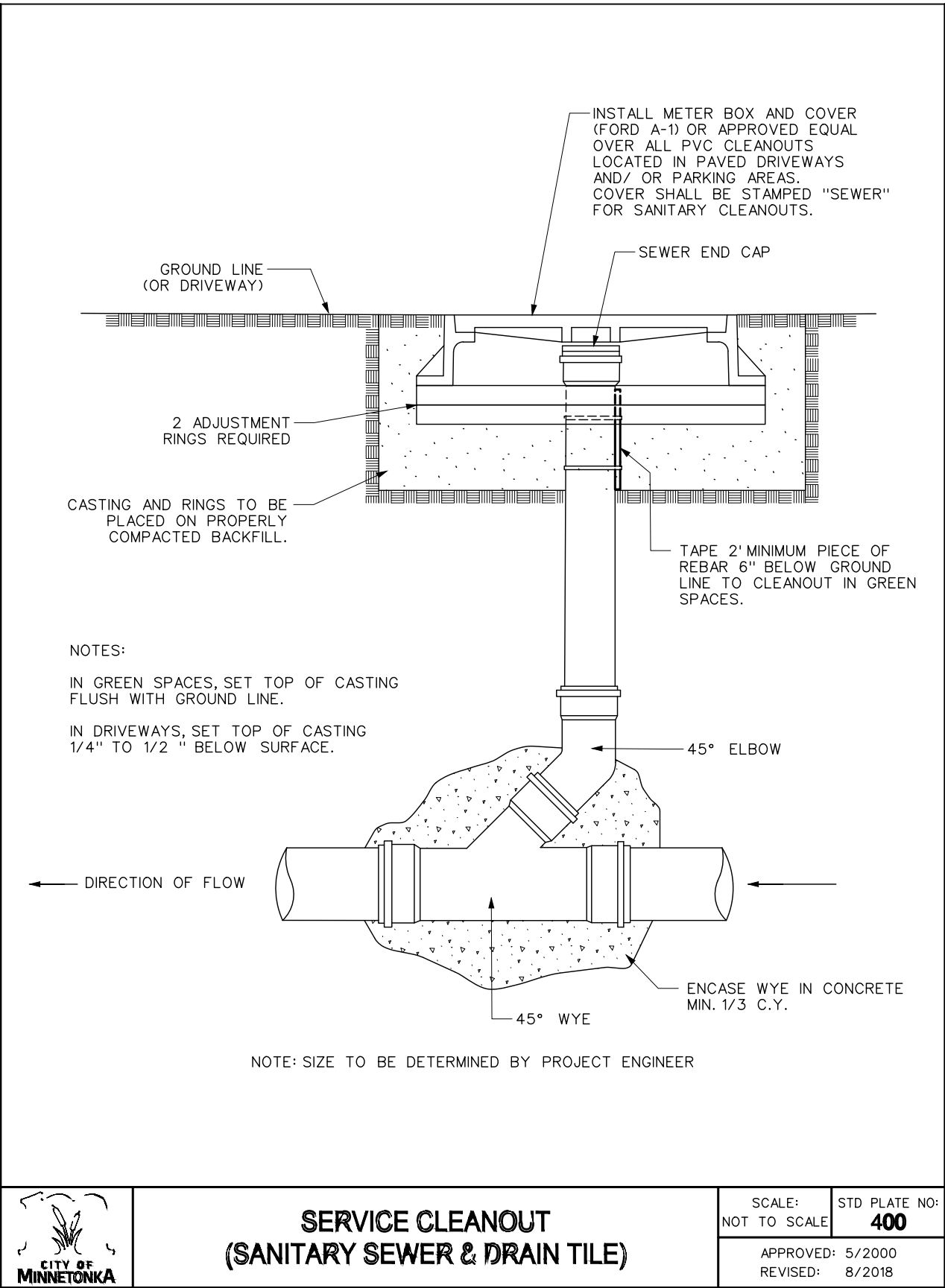
OAKLAND WOODS
ESTATES 2ND ADDITION
MINNETONKA, MN
ZEHNDER HOMES, INC.

CONSTRUCTION DETAILS

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**OAKLAND WOODS
ESTATES 2ND ADDITION**
MINNETONKA, MN
ZEHNDER HOMES, INC.

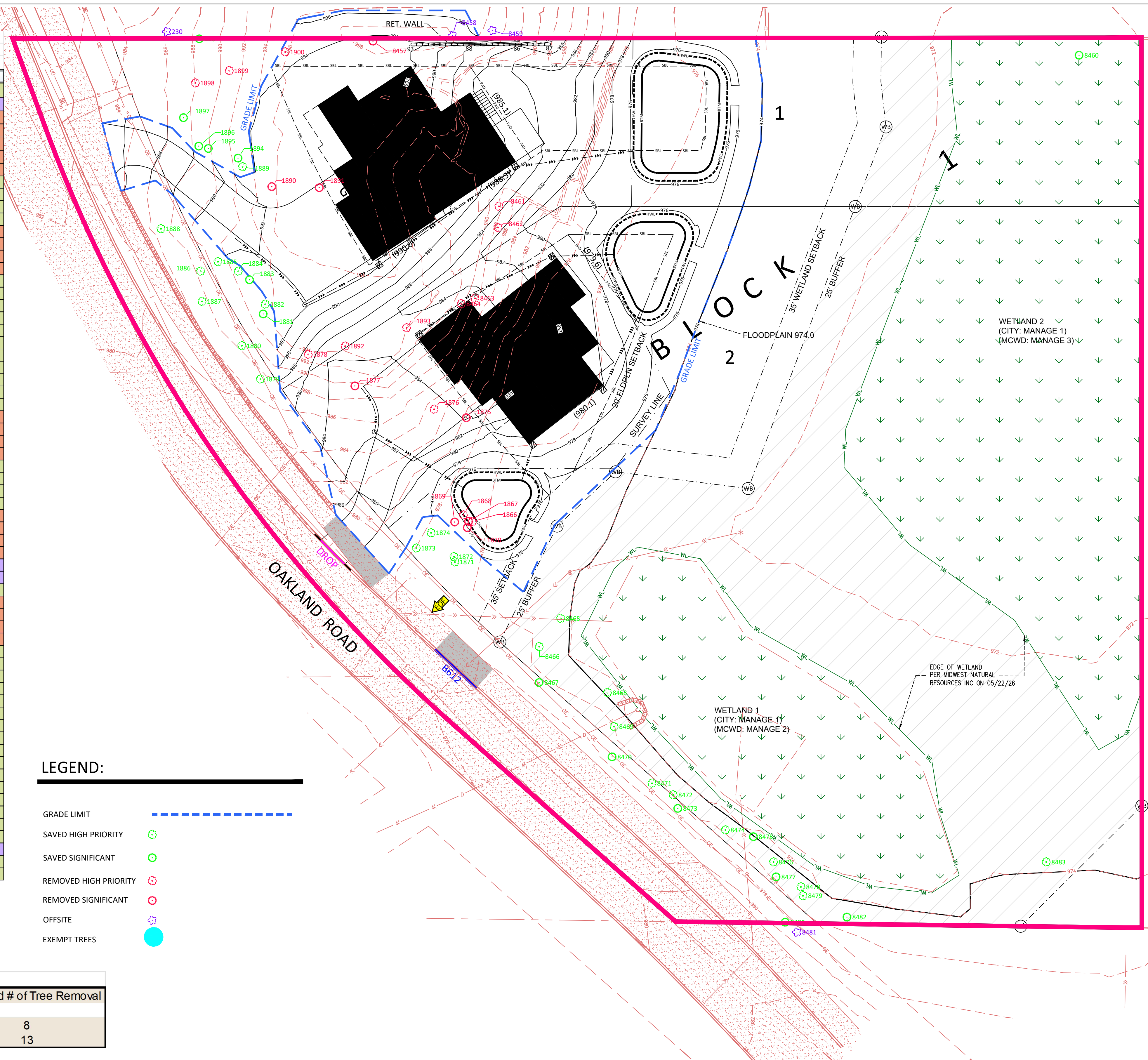
CONSTRUCTION DETAILS

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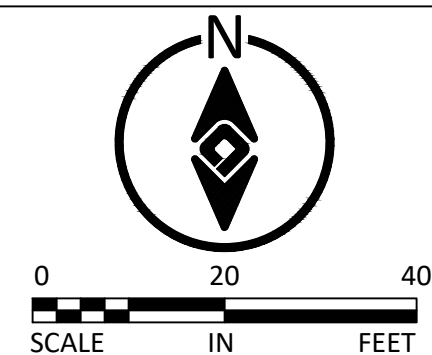
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S SAVED						
O OFFSITE						
R REMOVED						
Tag No.	DBH	Common Name	High Priority Tree	Removed	Midwest Natural Resources Notes	Multi DSH
228	14	Ironwood	N			6,5,3
230	31	White Oak	Y			
1866	15	Black Walnut	Y	x		
1867	8	Basswood	N	x		
1868	12	Bur Oak	Y	x		
1869	8	Bur Oak	N	x		
1870	8	White Oak	N	x		
1871	20	Basswood	Y		some cankers along trunk	
1872	14	White Oak	Y			
1873	12	Basswood	Y			
1874	13	White Oak	Y			
1875	8	Black Cherry	N	x		
1876	16	Box Elder	Y	x		
1877	4	Black Hills Spruce	N	x	12' in height	
1878	20	Silver Maple	Y	x		
1879	10	Red Oak	Y			
1880	18	Black Cherry	Y			
1881	11	Colorado Blue Spruce	N		80% no needles, 42' in height	
1882	13	Box Elder	Y			
1883	13	Colorado Blue Spruce	N		60% no needles, 45' in height	
1884	10	White Pine	Y		50' in height	
1885	8	White Cedar	Y		28' in height	
1886	10	White Cedar	Y		32' in height	
1887	15	White Pine	Y		45' in height	
1888	15	White Pine	Y		45' in height	
1889	35	Basswood	Y			22,8,5
1890	7	Crabapple	N	x		
1891	7	Honey Locust	N	x		
1892	18	White Oak	Y	x		
1893	24	Bur Oak	Y	x		
1894	5	Ironwood	N			
1895	5	Ironwood	N			
1896	7	Ironwood	N			
1897	14	Ironwood	N			8,6
1898	18	White Oak	Y	x		
1899	22	White Oak	Y	x		
1900	17	Black Cherry	Y	x		
8457	11	Colorado Blue Spruce	N	x	40% no needles, 27' in height	
8458	24	White Oak	Y			
8459	13	Basswood	Y			
8460	6	American elm	N		top broken, damage along trunk	
8461	28	Red Oak	Y	x	some top dieback	
8462	27	Red Oak	Y	x	top partially broken	
8463	14	Silver Maple	Y	x		
8464	15	Silver Maple	Y	x		
8465	35	Weeping Willow	Y			
8466	29	Weeping Willow	Y			
8467	9	Box Elder	N		significant decay along trunk	
8468	33	Weeping Willow	Y			
8469	13	American elm	Y			
8470	6	White Cedar	N		90% no needles, 15' in height	
8471	10	White Cedar	Y		20' in height	
8472	12	White Oak	Y			
8473	8	White Oak	N			
8474	7	White Cedar	Y		25' in height	
8475	8	Weeping Willow	N			
8476	12	Bur Oak	Y			
8477	15	Basswood	N		poor form	9,6
8478	13	Red Oak	Y			
8479	11	Red Oak	Y			
8480	6	Red Oak	N			
8481	6	Red Oak	N			
8482	9	Basswood	N			
8483	12	Scotch Pine	Y		40' in height	



Tree Preservation Calculations				
	On-Site Number of Trees	Allowed Removed %	Allowed Removed # of Trees	Proposed # of Tree Removal
Significant	23	50%	12	8
High Priority	37	35%	13	13



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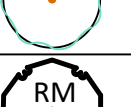
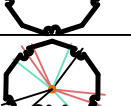
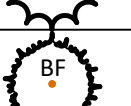
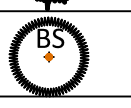
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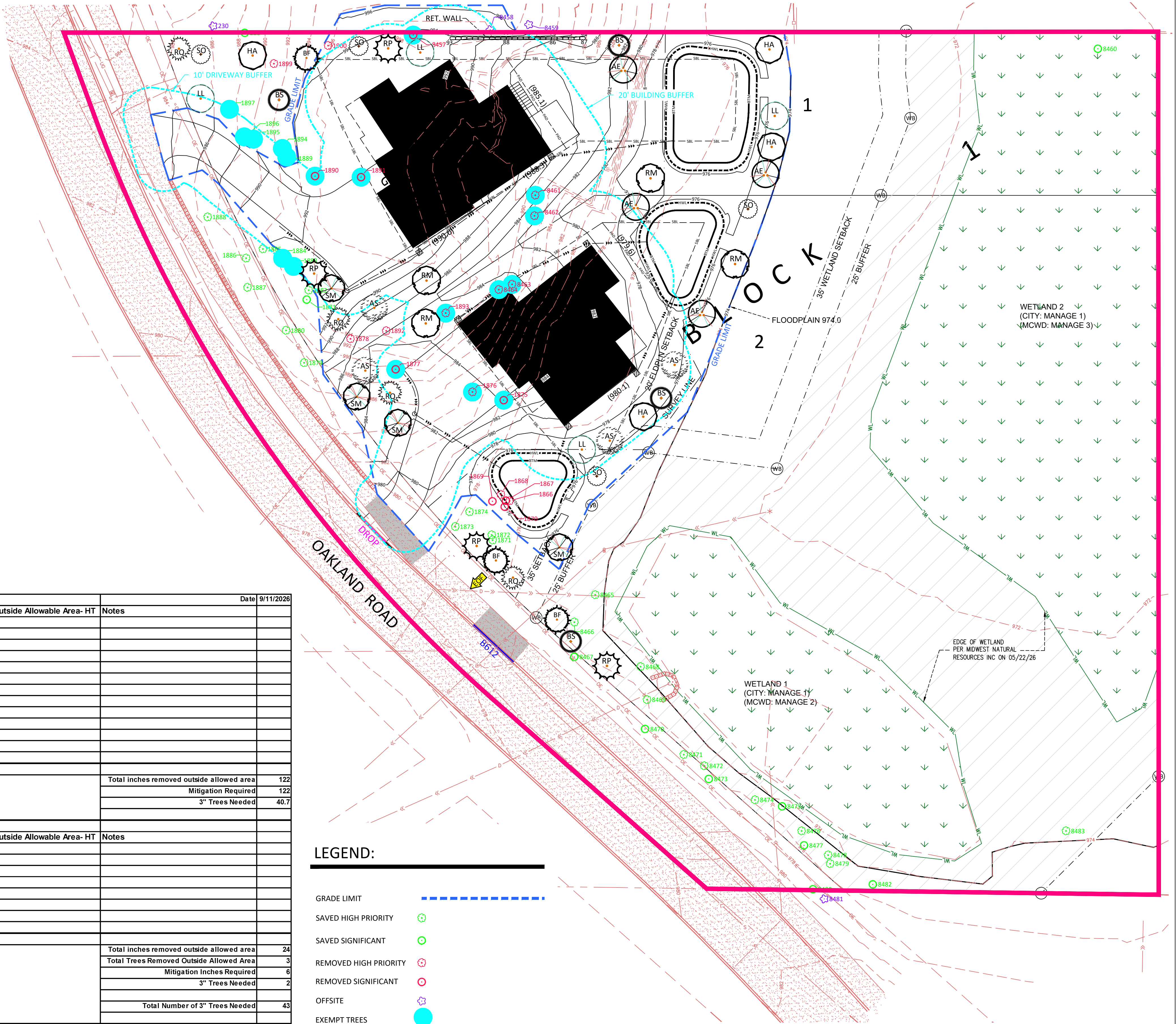
FINAL TREE PRESERVATION PLAN

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PLANT SCHEDULE DEVELOPER TREES

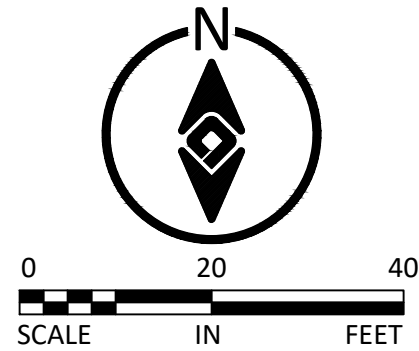
SYMBOL	CODE	COMMON / BOTANICAL NAME	TYPE	SIZE	QTY
TREES					
	AS	AMERICAN SYCAMORE/ PLATANUS ACCIDENTALIS	B & B	3" CAL	4
	SO	SWAMP WHITE OAK/ QUERCUS BICOLOR	B & B	3" CAL	4
	HA	HACKBERRY / CELTUS ACCIDENTALIS	B & B	3" CAL	4
	LL	LITTLE LEAF LINDEN/ TILIA CORDATA	B & B	3" CAL	4
	RM	RED MAPLE/ ACER RUNRUM	B & B	3" CAL	4
	SM	SUGAR MAPLE/ ACER SACCHARUM	B & B	3" CAL	4
	AE	AMERICAN ELM/ ULMUS AMERICANA	B & B	3" CAL	4
	RO	RED OAK/ QUERCUS RUBRA	B & B	3" CAL	4
CONIFERS					
	RP	RED PINE/ PINUS RESINOSA	B & B	6' HT.	4
	BF	BALSAM FIR/ ABIES BALSAMEA	B & B	6' HT.	3
	BS	BLACK SPRUCE/ PICEA MARIANA	B & B	6' HT.	4

Tree Mitigation- High Priority Trees Removed						Date	9/11/2026
Tag No.	Common Name	Inside Allowable Area- DBH	Inside Allowable Area- HT	Outside Allowable Area- DBH	Outside Allowable Area- HT	Notes	
1866	Black Walnut			15			
1868	Bur Oak			12			
1876	Box Elder	16					
1878	Silver Maple			20			
1892	White Oak			18			
1893	Bur Oak	24					
1898	White Oak			18			
1899	White Oak			22			
1900	Black Cherry			17			
8461	Red Oak	28					
8462	Red Oak	27					
8463	Silver Maple	14					
8464	Silver Maple	15					
				122			
						Total inches removed outside allowed area	122
						Mitigation Required	122
						3" Trees Needed	40.7
Tree Mitigation- Significant Trees Removed							
Tag No.	Common Name	Inside Allowable Area- DBH	Inside Allowable Area- HT	Outside Allowable Area- DBH	Outside Allowable Area- HT	Notes	
1867	Basswood			8			
1869	Bur Oak			8			
1870	White Oak			8			
1875	Black Cherry	8					
1877	Black Hills Spruce		12				
1890	Crabapple	7					
1891	Honey Locust	7					
8457	Colorado Blue Spruce		27				
				24			
						Total inches removed outside allowed area	24
						Total Trees Removed Outside Allowed Area	3
						Mitigation Inches Required	6
						3" Trees Needed	2
						Total Number of 3" Trees Needed	43



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**FINAL TREE MITIGATION
PLAN**

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