

LEGAL DESCRIPTION (PER TITLE COMMITMENT NO. 644564, Rev 1)

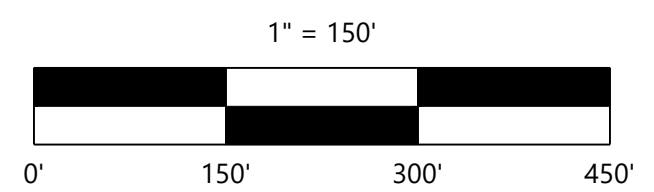
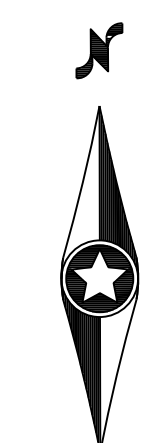
Parcel A:
The Northwest Quarter (NW1/4) of Section 23, Township 114, Range 20, Dakota County, Minnesota.

Parcel B:
Outlot B, Trovhill 3rd Addition, Dakota County, Minnesota.

Abstract Property

LEGEND

| | | | | | | | |
|--|---------------------|--|------------------------|--|-----------------------|--|--------------------------------|
| | SANITARY MANHOLE | | POWER POLE WITH LIGHT | | BOUNDARY LINE | | STORM SEWER |
| | SEPTIC COVER | | GUY WIRE | | RIGHT-OF-WAY LINE | | TELEPHONE UNDERGROUND |
| | STORM MANHOLE | | POWER POLE | | LOT LINE | | WATERMAIN |
| | BEEHIVE CATCH BASIN | | MAST ARM W/ LIGHT | | EASEMENT LINE | | FIBER OPTIC |
| | CATCH BASIN | | TELEPHONE BOX | | SECTION LINE | | FENCE LINE |
| | FLARED END SECTION | | HAND HOLE/JUNCTION BOX | | TREE LINE | | CURB & GUTTER |
| | CATCH BASIN MANHOLE | | CABLE TV BOX | | CABLE TELEVISION LINE | | CONCRETE SURFACE |
| | HYDRANT | | FIBER OPTIC MANHOLE | | GAS LINE | | BITUMINOUS SURFACE |
| | GATE VALVE | | FIBER OPTIC PEDESTAL | | POWER OVERHEAD | | GRAVEL SURFACE |
| | CURB STOP BOX | | STEEL/WOOD POST | | POWER UNDERGROUND | | WETLAND |
| | WELL | | SIGN | | SANITARY SEWER | | FOUND MONUMENT (SEE LABEL) |
| | ELECTRIC BOX | | MAIL BOX | | | | CAST IRON MONUMENT (SEE LABEL) |
| | ELECTRIC METER | | FLAG POLE | | | | |
| | STREET LIGHT | | | | | | |



NOT FOR CONSTRUCTION

| | |
|-------------------|-----|
| DESIGNED: | BDA |
| CHECKED: | MJW |
| DRAWN: | SRM |
| HORIZONTAL SCALE: | ### |
| VERTICAL SCALE: | |

| | |
|----------------|---|
| INITIAL ISSUE: | 04/18/22 |
| REVISIONS: | |
| | 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION |
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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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

MATHEW J. WELINSKI
DATE: 06/01/22 LICENSE NO. 53596

MEADOWVIEW PRESERVE
FARMINGTON, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-5150 westwoods.com
 Westwood Professional Services, Inc.

SHEET NUMBER:
2 OF **24**

EXISTING CONDITIONS

PROJECT NUMBER: 0033754.00 DATE: 06/01/22

PROPOSED PROPERTY DESCRIPTION:

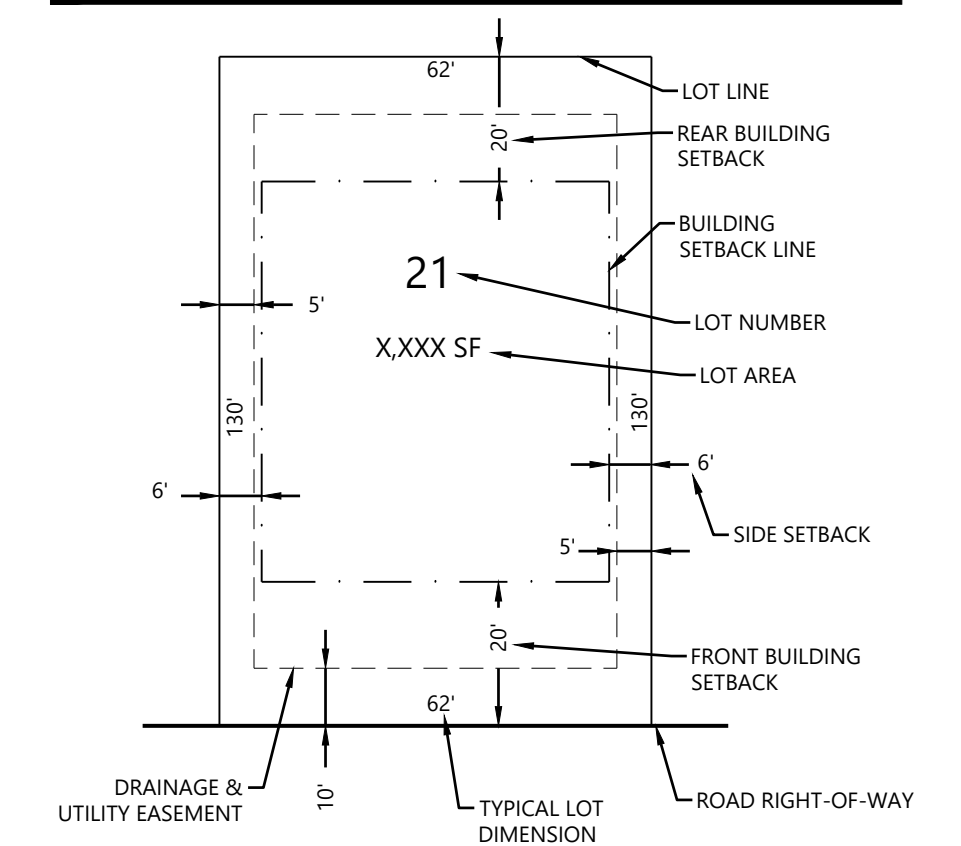
Outlot B, TROYHILL 3RD ADDITION, Dakota County, Minnesota

AND

That part of the Northwest Quarter of Section 23, Township 114, Range 20, Dakota County, Minnesota, lying easterly of the following described line:

Commencing at the northeast corner of said Northwest Quarter; thence South 89 degrees 45 minutes 26 seconds West, assumed bearing along the north line of said Northwest Quarter, a distance of 1008.04 feet to the point of beginning of the line to be described; thence South 03 degrees 32 minutes 01 second East, a distance of 356.54 feet; thence South 14 degrees 07 minutes 48 seconds East, a distance of 688.79 feet; thence South 04 degrees 39 minutes 15 seconds East, a distance of 114.12 feet; thence South 22 degrees 38 minutes 54 seconds West, a distance of 137.54 feet; thence South 15 degrees 12 minutes 06 seconds West, a distance of 676.57 feet; thence South 28 degrees 45 minutes 44 seconds West, a distance of 811.52 feet to the south line of said Northwest Quarter and said line there terminating.

TYPICAL 62' SINGLE FAMILY



SITE DEVELOPMENT DATA

- EXISTING ZONING: R-1
- PROPOSED ZONING: R-2
- GROSS SITE AREA: 61.07
- MAJOR R.O.W. (190TH ST W & CR 64): 5.10 AC
- DELINEATED WETLAND: 1.10 AC
- 100' WIDE GREENWAY CORRIDOR (NET WET): 5.93 AC
- MODELED FLOODPLAIN (NET WET & GRWY): 4.67 AC
- NET SITE AREA: 44.27 AC
- DEVELOPMENT SUMMARY: 62' WIDE SINGLE FAMILY HOMES: 134 HOMES
- PROJECT OPEN SPACE: 18.15 AC
- SEE OUTLOT TABLE BELOW
- PROJECT DENSITY: GROSS: ±2.19 UN/AC, NET: ±3.03 UN/AC

LOT STANDARDS

| STANDARD | R-2 SINGLE FAMILY |
|-------------------|---------------------------|
| MINIMUM LOT AREA | 8,119 SF |
| AVERAGE LOT AREA | 9,659 SF |
| MINIMUM LOT WIDTH | 60' @ FRT SBK (62' SHOWN) |
| MINIMUM LOT DEPTH | 130' |
| SETBACKS | |
| FRONT | 20' |
| SIDE INTERIOR LOT | 6' / 6'; 12' TOTAL |
| SIDE CORNER LOT | 20' |
| REAR | 6' (20' SHOWN) |
| ARTERIALS ROADS | 50' |

SITE LEGEND

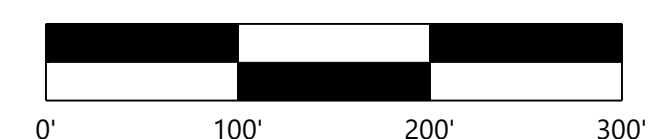
| EXISTING | PROPOSED | |
|----------|----------|-------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | LOT LINE |
| --- | --- | SETBACK LINE |
| --- | --- | EASEMENT LINE |
| --- | --- | CURB AND GUTTER |
| --- | --- | TIP-OUT CURB AND GUTTER |
| --- | --- | POND NORMAL WATER LEVEL |
| --- | --- | RETAINING WALL |

OUTLOT TABLE

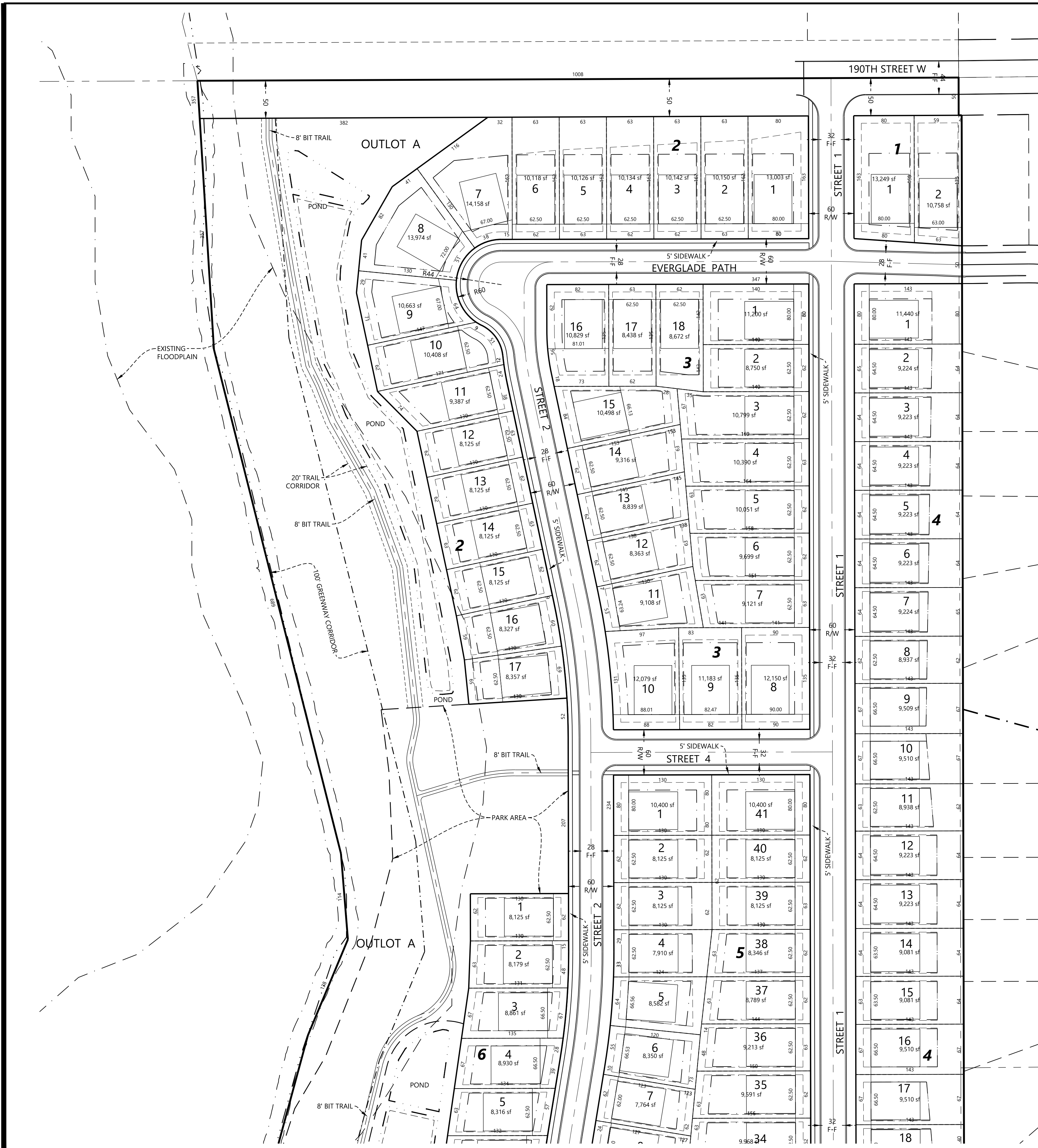
| OUTLOT | USE | OWNERSHIP | GROSS AREA | PARK | 20' TRAIL CORRIDOR | OTHER USEABLE UPLANDS | WETLANDS | PONDING & FLOODWAY |
|--------|-------------------------|-----------|------------|---------|--------------------|-----------------------|----------|--------------------|
| A | PARK / TRAILS / PONDING | CITY | 18.15 AC | 3.50 AC | 0.82 AC | 3.85 AC | 1.10 AC | 8.88 AC |

DEVELOPMENT NOTES

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- STREET WIDTHS ARE SHOWN FROM FACE OF CURB TO FACE OF CURB.



NOT FOR CONSTRUCTION



| | |
|-------------------|---------|
| DESIGNED: | CLJ |
| CHECKED: | CLJ |
| DRAWN: | DJW |
| HORIZONTAL SCALE: | 1"=100' |
| VERTICAL SCALE: | |

| | |
|----------------|---|
| INITIAL ISSUE: | 04/18/22 |
| REVISIONS: | |
| △ | 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION |
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| △ | |
| △ | |
| △ | |

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SUMMERGATE DEVELOPMENT INC.
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LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY L MEYER
DATE: 06/01/22 LICENSE NO. 26971

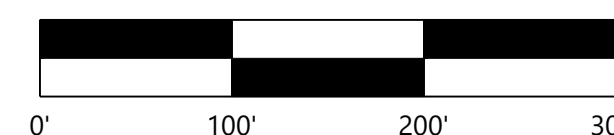
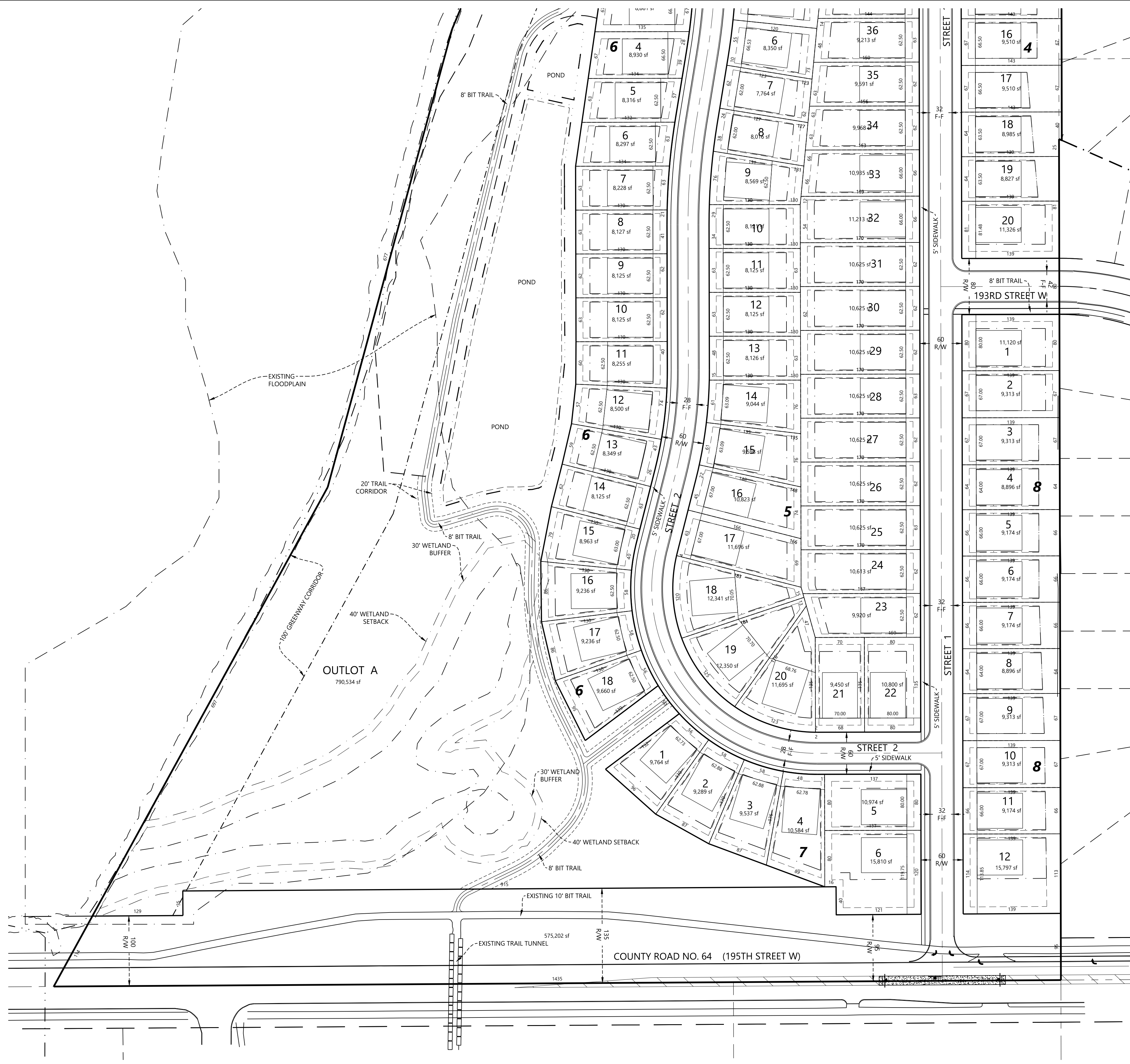
MEADOWVIEW PRESERVE
FARMINGTON, MN

Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

SHEET NUMBER:
3 OF 24

PROJECT NUMBER: 0033754.00 DATE: 06/01/22



NOT FOR CONSTRUCTION

DESIGNED: CLJ
 CHECKED: CLJ
 DRAWN: DJW
 HORIZONTAL SCALE: 1"=100'
 VERTICAL SCALE:

INITIAL ISSUE: 04/18/22
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 ▲ 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION
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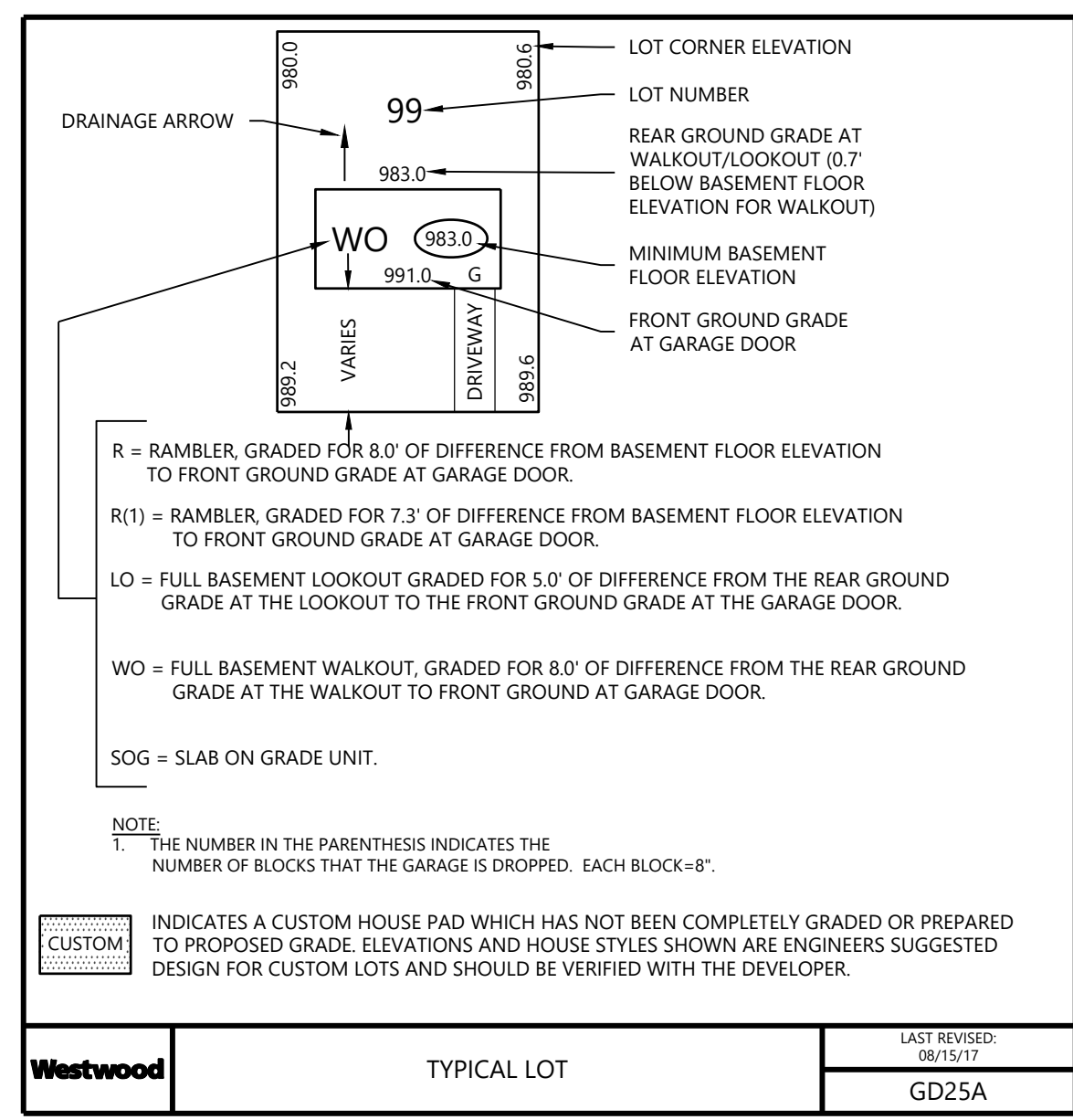
PRELIMINARY PLAT

SHEET NUMBER:
4 OF **24**
 DATE: 06/01/22

PROJECT NUMBER: 0033754.00

GRADING & EROSION CONTROL LEGEND

| EXISTING | PROPOSED | |
|----------|----------|----------------------------------|
| | | PROPERTY LINE |
| | | SOIL BORING LOCATION |
| | | INDEX CONTOUR |
| | | SPOT ELEVATION |
| | | HIGH/LOW POINT |
| | | CL-CL ELEVATION |
| | | FLOW DIRECTION |
| | | TOP AND BOTTOM OF RETAINING WALL |
| | | EMERGENCY OVERFLOW |
| | | PROPOSED STREET PROFILE GRADE |
| | | STORM SEWER |
| | | TREE LINE |
| | | TREE PROTECTION FENCE |
| | | RETAINING WALL (MODULAR BLOCK) |
| | | GRADING LIMITS |
| | | SILT FENCE |
| | | SILT FENCE-POST GRADING |
| | | HEAVY DUTY SILT FENCE |
| | | REDUNDANT SEDIMENT CONTROL |
| | | INLET PROTECTION |
| | | EROSION CONTROL CHECKS/BIOROLLS |
| | | ROCK CONSTRUCTION ENTRANCE |
| | | EROSION CONTROL BLANKET |
| | | TURF REINFORCEMENT MAT |
| | | POND NORMAL WATER LEVEL |
| | | WETLAND LINE |
| | | WETLAND FILL |
| | | WETLAND BUFFER |
| | | POND ACCESS MAINTENANCE BENCH |
| | | WETLAND BUFFER LIMITS |
| | | WETLAND BUFFER MONUMENT |
| | | DO NOT DISTURB |



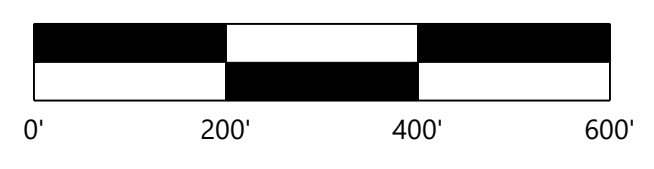
GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

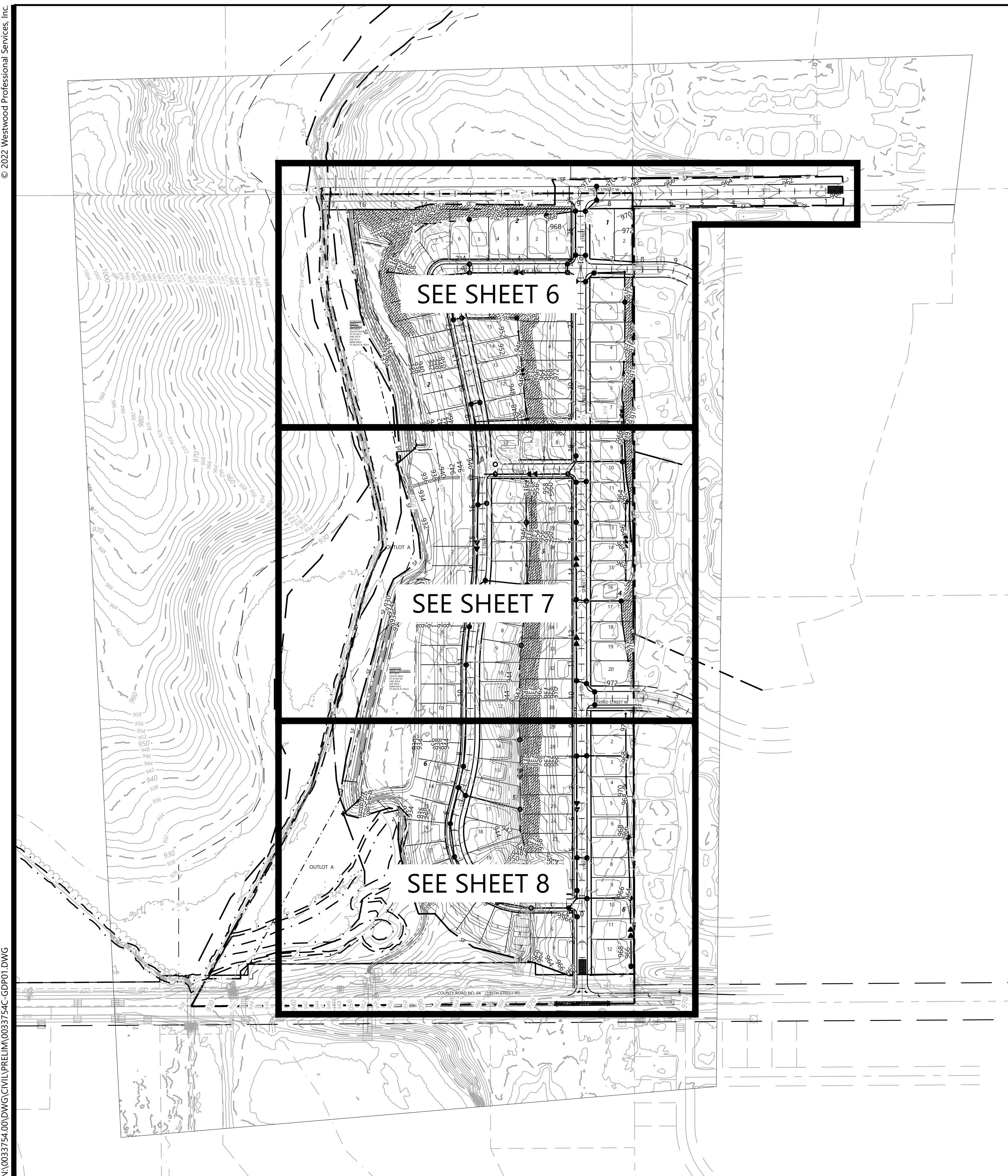
EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS 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, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

VERTICAL DATUM:
 1988NAVD IN US SURVEY FEET. USED MNDT CONTROL
 MNDT ZMP B = 900.27
 MNDT 1914 LA = 941.19



NOT FOR CONSTRUCTION



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MEADOWVIEW PRESERVE

| | |
|-------------------|------|
| DESIGNED: | CJL |
| CHECKED: | CJL |
| DRAWN: | DJW |
| HORIZONTAL SCALE: | 200' |
| VERTICAL SCALE: | |

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|----------------|---|
| INITIAL ISSUE: | 04/18/22 |
| REVISIONS: | |
| | 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION |
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RYAN BLUHM
 DATE: 06/01/22 LICENSE NO. 41527

MEADOWVIEW PRESERVE
 FARMINGTON, MN

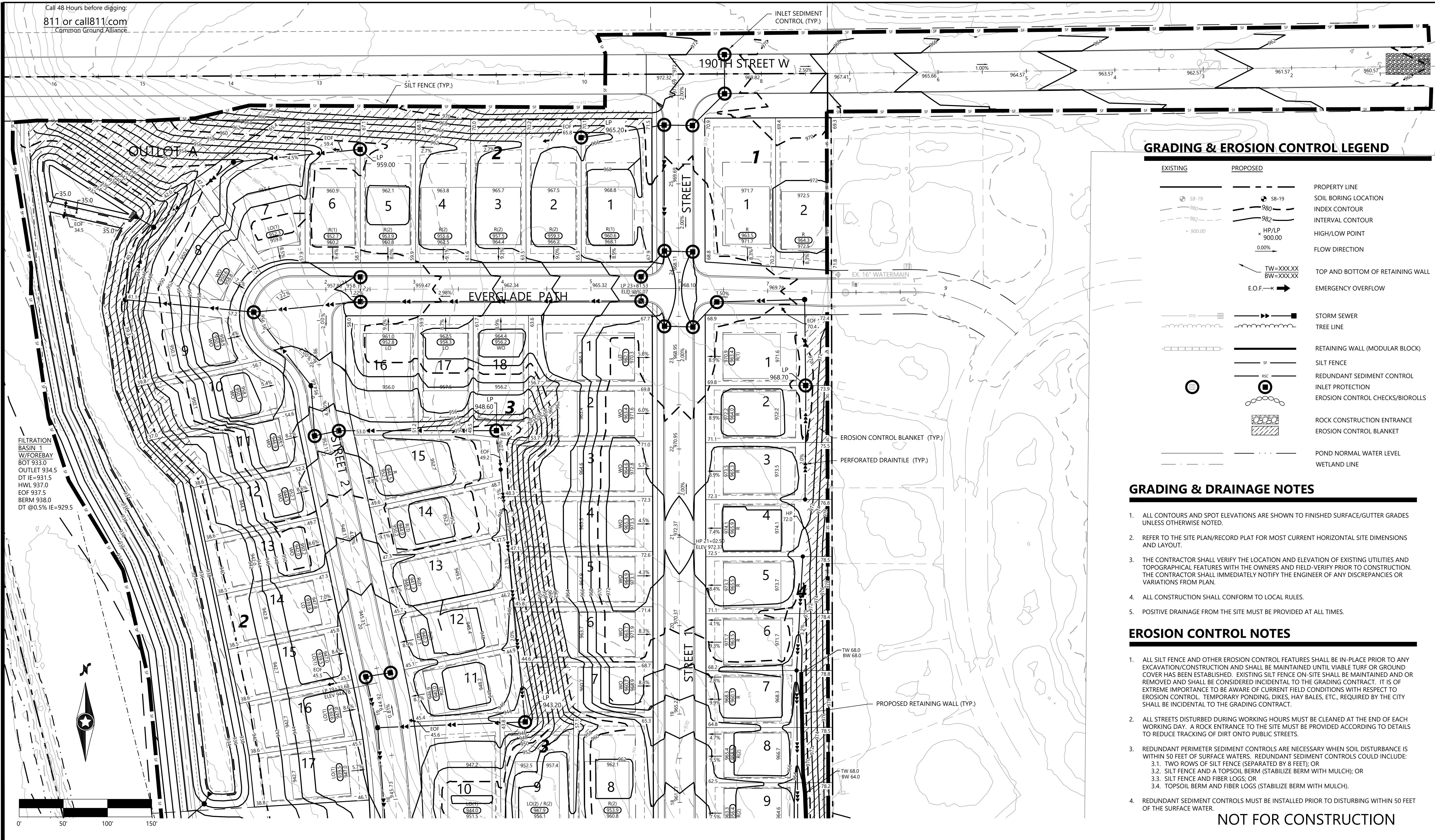
Westwood
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 Toll Free (888) 937-5150 westwoods.com
 Westwood Professional Services, Inc.

OVERALL PRELIMINARY
 GRADING DRAINAGE &
 EROSION CONTROL PLAN
 PROJECT NUMBER: 0033754.00

SHEET NUMBER:
5 OF **24**
 DATE: 06/01/22

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



GRADING & EROSION CONTROL LEGEND

| EXISTING | PROPOSED | |
|----------|--------------------|----------------------------------|
| --- | --- | PROPERTY LINE |
| ○ SB-19 | ○ SB-19 | SOIL BORING LOCATION |
| -980- | -980- | INDEX CONTOUR |
| -982- | -982- | INTERVAL CONTOUR |
| + 900.00 | HP/LP 900.00 | HIGH/LOW POINT |
| → | → | FLOW DIRECTION |
| | TW=XXXX BW=XXXX | TOP AND BOTTOM OF RETAINING WALL |
| | E.O.F. → | EMERGENCY OVERFLOW |
| --- | --- | STORM SEWER |
| --- | --- | TREE LINE |
| --- | --- | RETAINING WALL (MODULAR BLOCK) |
| --- | SF | SILT FENCE |
| --- | RSC | REDUNDANT SEDIMENT CONTROL |
| --- | --- | INLET PROTECTION |
| --- | --- | EROSION CONTROL CHECKS/BIOROLLS |
| --- | --- | ROCK CONSTRUCTION ENTRANCE |
| --- | --- | EROSION CONTROL BLANKET |
| --- | --- | POND NORMAL WATER LEVEL |
| --- | --- | WETLAND LINE |

GRADING & DRAINAGE NOTES

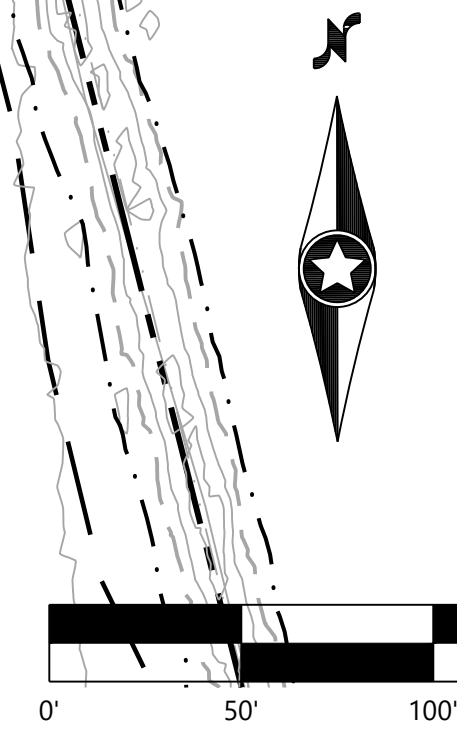
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- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
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EROSION CONTROL NOTES

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- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
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NOT FOR CONSTRUCTION

FILTRATION
BASIN 1
W/FOREBAY
BOT 933.0
OUTLET 934.5
DT IE=931.5
HWL 937.0
EOF 937.5
BERM 938.0
DT @0.5% IE=929.5



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|-------------------|------------|
| DESIGNED: | CJ |
| CHECKED: | CJ |
| DRAWN: | DJW |
| HORIZONTAL SCALE: | 50.000001' |
| VERTICAL SCALE: | |

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|----------------|---|
| INITIAL ISSUE: | 04/18/22 |
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| △ | 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION |
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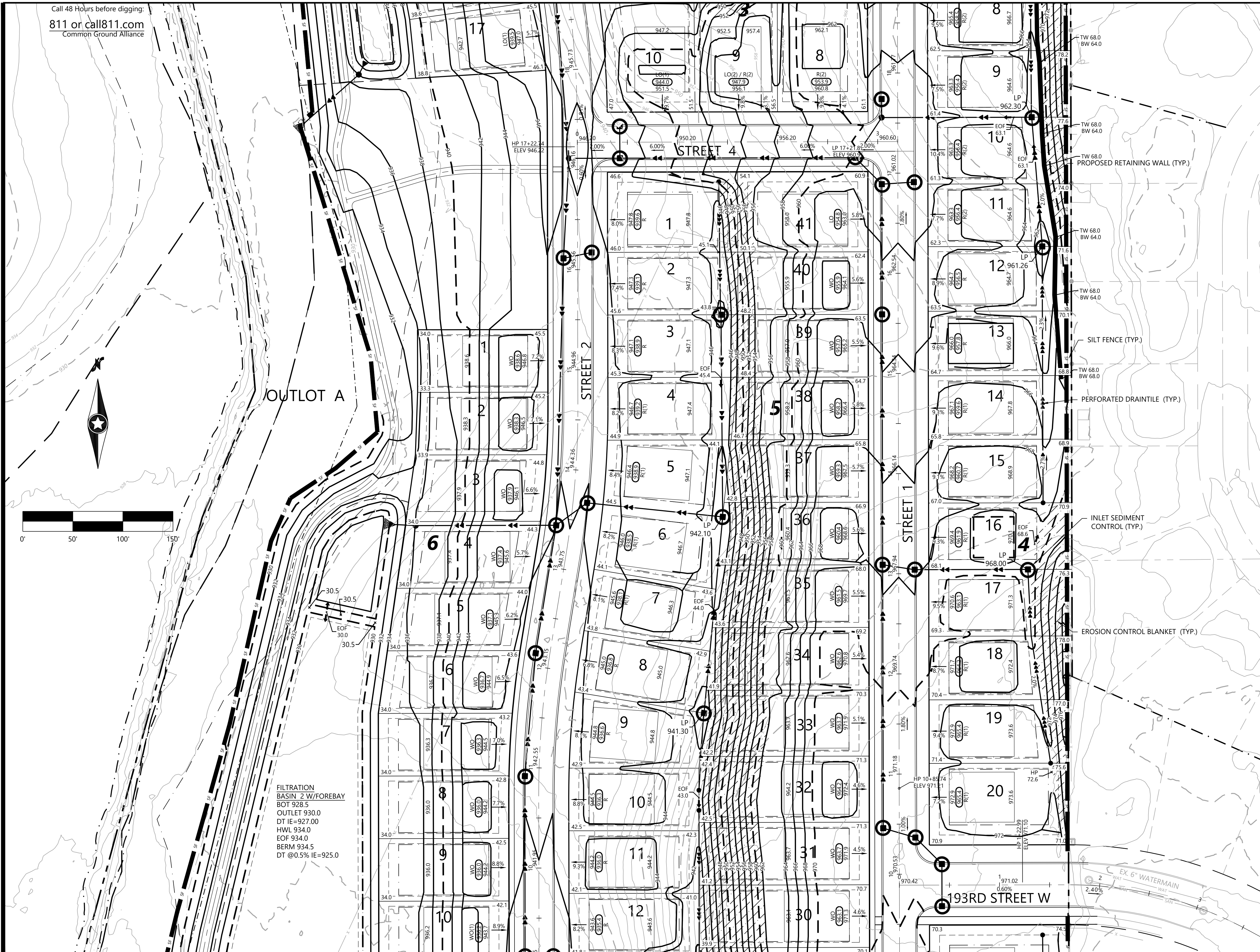
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Toll Free (888) 937-5150 westwoodsps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING
DRAINAGE & EROSION
CONTROL PLAN
PROJECT NUMBER: 0033754.00

SHEET NUMBER:
6 OF **24**
DATE: 06/01/22

MEADOWVIEW PRESERVE

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



GRADING & EROSION CONTROL LEGEND

| EXISTING | PROPOSED | |
|----------|----------|----------------------------------|
| | | PROPERTY LINE |
| | | SOIL BORING LOCATION |
| | | INDEX CONTOUR |
| | | INTERVAL CONTOUR |
| | | SPOT ELEVATION |
| | | SPOT ELEVATION |
| | | HIGH/LOW POINT |
| | | HIGH/LOW POINT |
| | | CL-CL ELEVATION |
| | | CL-CL ELEVATION |
| | | FLOW DIRECTION |
| | | TOP AND BOTTOM OF RETAINING WALL |
| | | TOP AND BOTTOM OF RETAINING WALL |
| | | EMERGENCY OVERFLOW |
| | | PROPOSED STREET PROFILE GRADE |
| | | STORM SEWER |
| | | TREE LINE |
| | | TREE PROTECTION FENCE |
| | | RETAINING WALL (MODULAR BLOCK) |
| | | RETAINING WALL (MODULAR BLOCK) |
| | | GRADING LIMITS |
| | | SILT FENCE |
| | | SILT FENCE-POST GRADING |
| | | HEAVY DUTY SILT FENCE |
| | | REDUNDANT SEDIMENT CONTROL |
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| | | POND NORMAL WATER LEVEL |
| | | WETLAND LINE |
| | | WETLAND FILL |
| | | WETLAND BUFFER |
| | | POND ACCESS MAINTENANCE BENCH |
| | | WETLAND BUFFER LIMITS |
| | | WETLAND BUFFER MONUMENT |
| | | DO NOT DISTURB |

DND

GRADING & DRAINAGE NOTES

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- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCES (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

NOT FOR CONSTRUCTION

| | |
|-------------------|-----------|
| DESIGNED: | CU |
| CHECKED: | CU |
| DRAWN: | DJW |
| HORIZONTAL SCALE: | 50.00001" |
| VERTICAL SCALE: | |

| | |
|----------------|---|
| INITIAL ISSUE: | 04/18/22 |
| REVISIONS: | |
| | 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION |
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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
RYAN BLUHM
DATE: 06/01/22 LICENSE NO. 41527

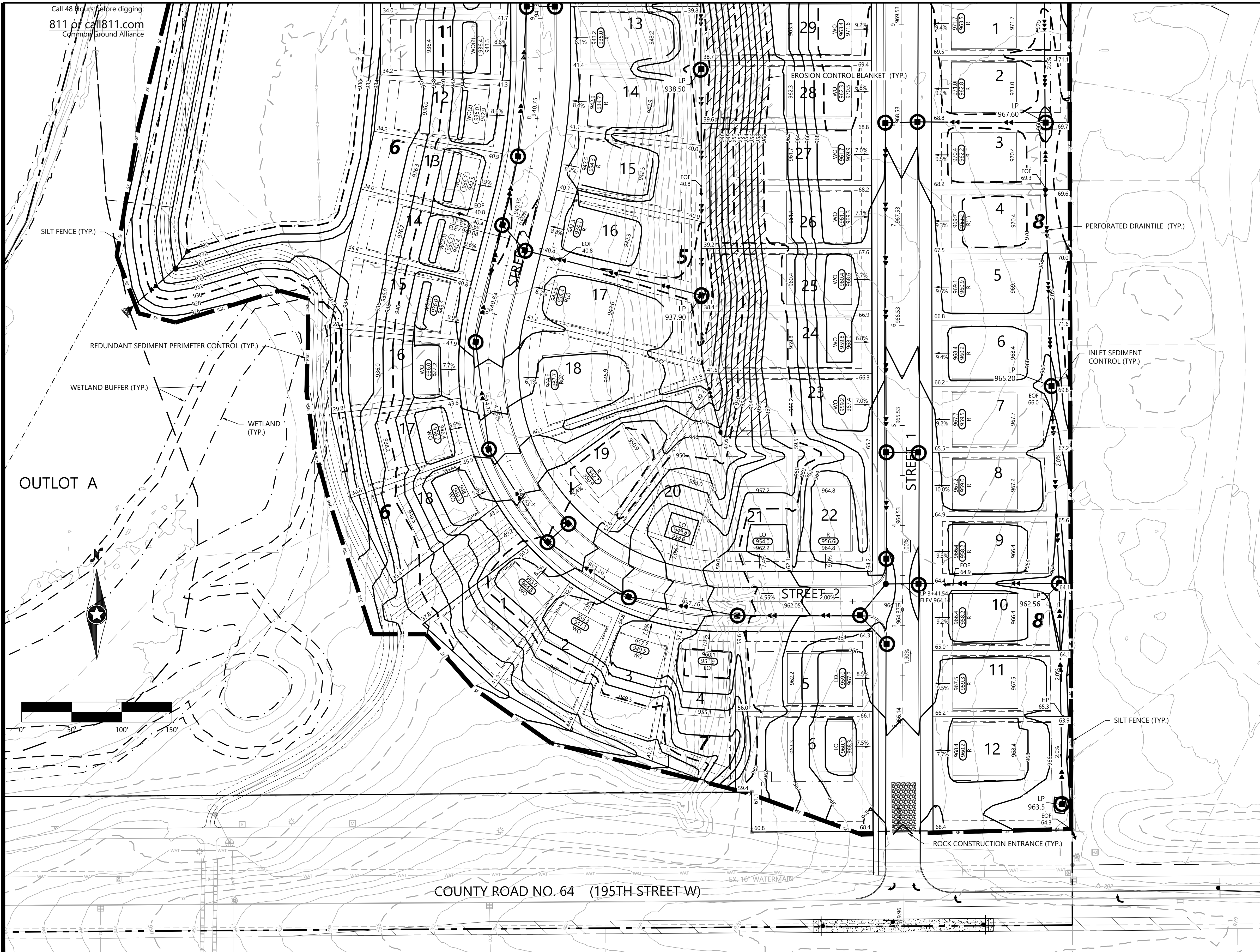
MEADOWVIEW PRESERVE
FARMINGTON, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodsps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING
DRAINAGE & EROSION
CONTROL PLAN
PROJECT NUMBER: 0033754.00

SHEET NUMBER:
7 OF **24**
DATE: 06/01/22

MEADOWVIEW PRESERVE



GRADING & EROSION CONTROL LEGEND

| EXISTING | PROPOSED | |
|----------|----------|----------------------------------|
| | | PROPERTY LINE |
| | | SOIL BORING LOCATION |
| | | INDEX CONTOUR |
| | | INTERVAL CONTOUR |
| | | SPOT ELEVATION |
| | | HIGH/LOW POINT |
| | | CL-CL ELEVATION |
| | | FLOW DIRECTION |
| | | TOP AND BOTTOM OF RETAINING WALL |
| | | EMERGENCY OVERFLOW |
| | | PROPOSED STREET PROFILE GRADE |
| | | STORM SEWER |
| | | TREE LINE |
| | | TREE PROTECTION FENCE |
| | | RETAINING WALL (MODULAR BLOCK) |
| | | GRADING LIMITS |
| | | SILT FENCE |
| | | SILT FENCE-POST GRADING |
| | | HEAVY DUTY SILT FENCE |
| | | REDUNDANT SEDIMENT CONTROL |
| | | INLET PROTECTION |
| | | EROSION CONTROL CHECKS/BIOROLLS |
| | | ROCK CONSTRUCTION ENTRANCE |
| | | EROSION CONTROL BLANKET |
| | | TURF REINFORCEMENT MAT |
| | | POND NORMAL WATER LEVEL |
| | | WETLAND LINE |
| | | WETLAND FILL |
| | | WETLAND BUFFER |
| | | POND ACCESS MAINTENANCE BENCH |
| | | WETLAND BUFFER LIMITS |
| | | WETLAND BUFFER MONUMENT |
| | | DO NOT DISTURB |

DND

GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND 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, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

NOT FOR CONSTRUCTION

| | |
|-------------------|-----|
| DESIGNED: | CLJ |
| CHECKED: | CLJ |
| DRAWN: | DJW |
| HORIZONTAL SCALE: | 50' |
| VERTICAL SCALE: | |

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|----------------|---|
| INITIAL ISSUE: | 04/18/22 |
| REVISIONS: | |
| | 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION |
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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
RYAN BLUHM
DATE: 06/01/22 LICENSE NO. 41527

MEADOWVIEW PRESERVE
FARMINGTON, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodsps.com
Westwood Professional Services, Inc.

PRELIMINARY GRADING
DRAINAGE & EROSION
CONTROL PLAN
PROJECT NUMBER: 0033754.00

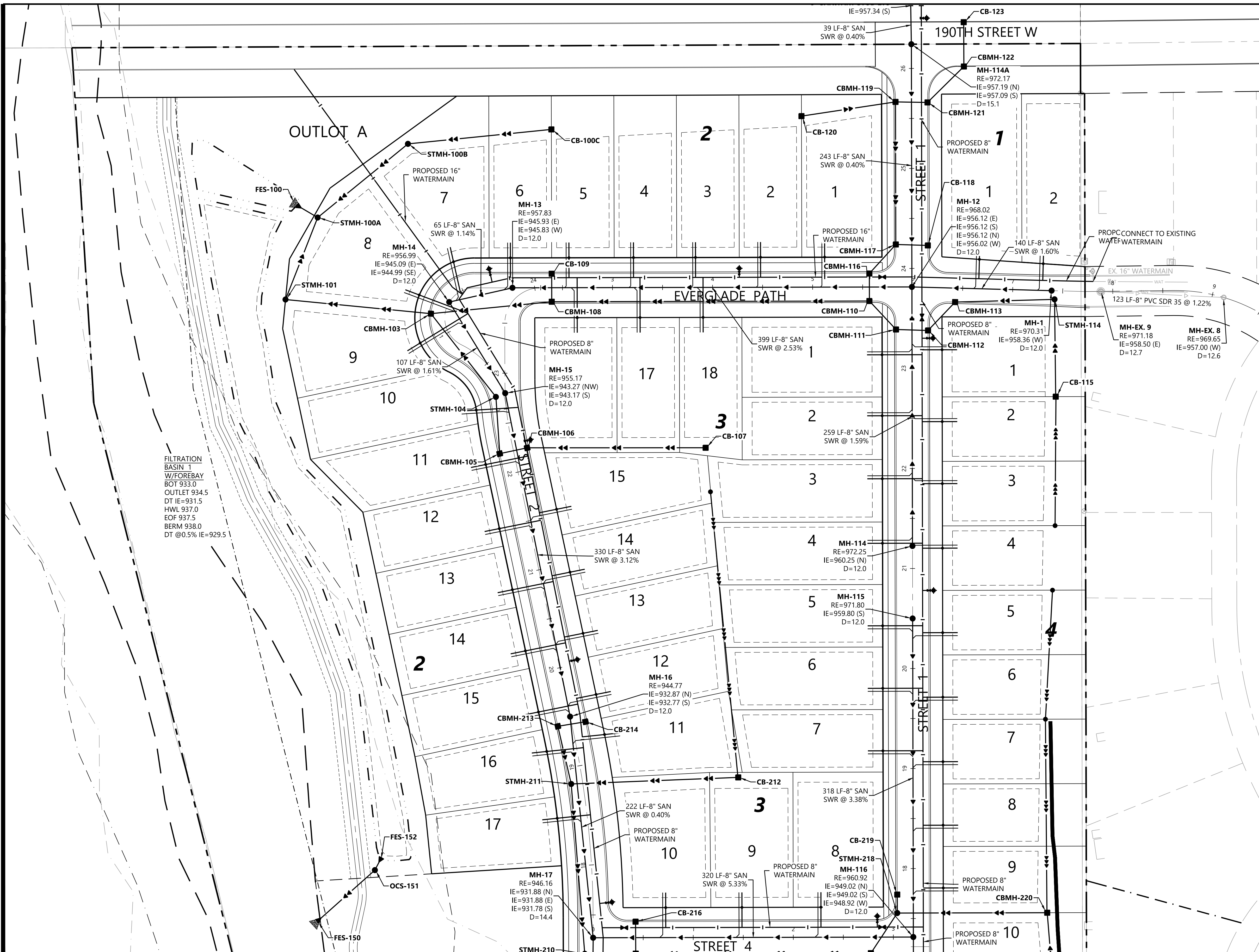
SHEET NUMBER:
8 OF **24**
DATE: 06/01/22

UTILITY LEGEND

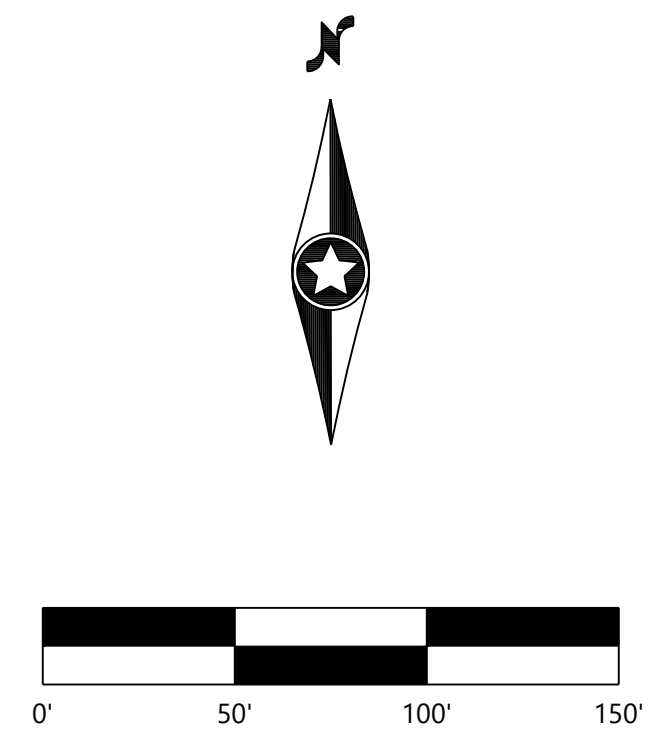
| EXISTING | PROPOSED | |
|----------|----------|----------------|
| | | SANITARY SEWER |
| | | STORM SEWER |
| | | DRAIN TILE |
| | | WATER MAIN |
| | | HYDRANT |

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



FILTRATION BASIN 1
W/FOREBAY
BOT 933.0
OUTLET 934.5
DT IE=931.5
HWL 937.0
EOF 937.5
BERM 938.0
DT @0.5% IE=929.5



NOT FOR CONSTRUCTION

| | |
|-------------------|-----|
| DESIGNED: | CUJ |
| CHECKED: | CUJ |
| DRAWN: | DJW |
| HORIZONTAL SCALE: | 50' |
| VERTICAL SCALE: | |

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|----------------|---|
| INITIAL ISSUE: | 04/18/22 |
| REVISIONS: | |
| | 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION |
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| | |

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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RYAN BLUHM
DATE: 06/01/22 LICENSE NO. 41527

MEADOWVIEW PRESERVE
FARMINGTON, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY STREET &
UTILITY PLAN

SHEET NUMBER:
9 OF **24**
DATE: 06/01/22

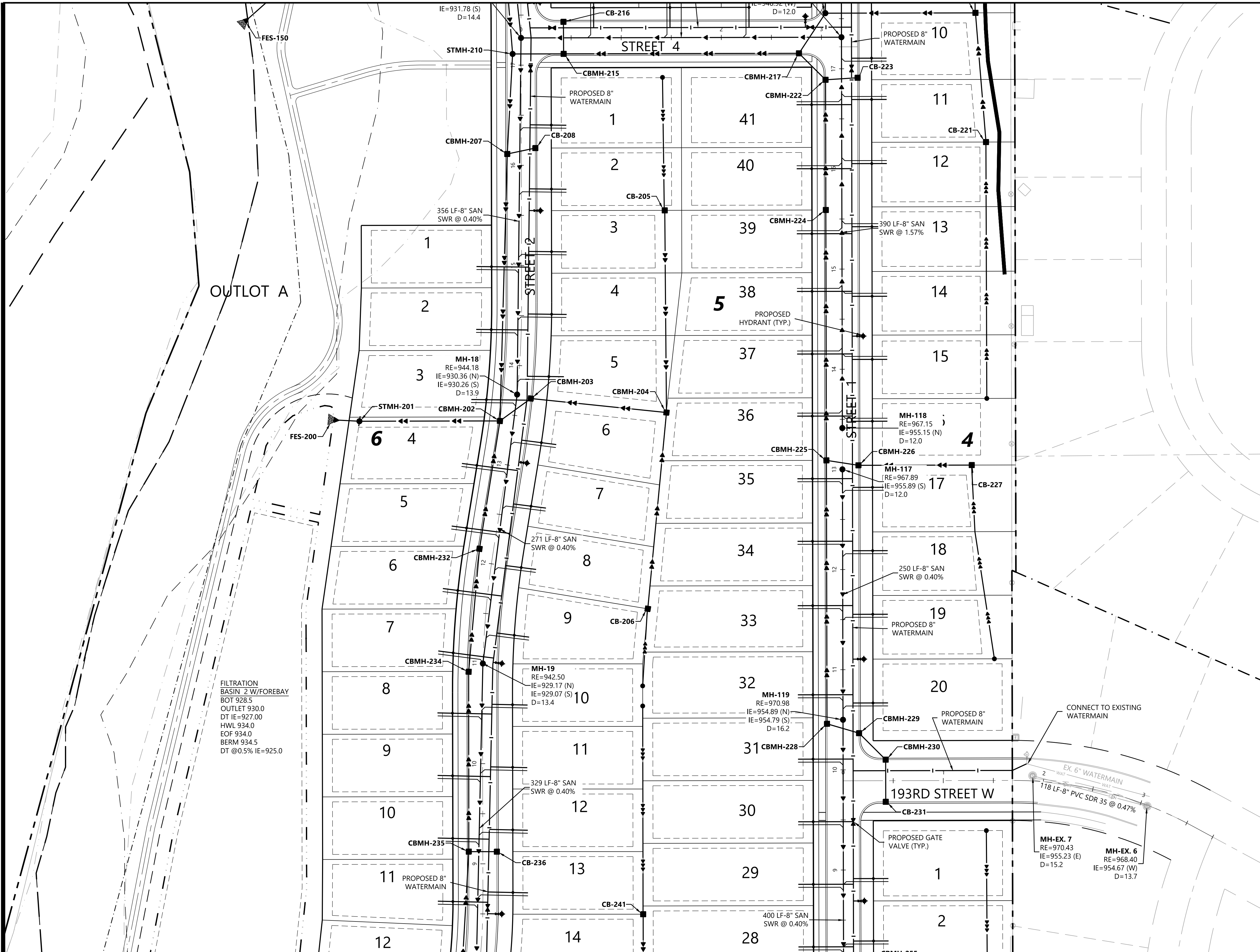
PROJECT NUMBER: 0033754.00

UTILITY LEGEND

| EXISTING | PROPOSED | |
|----------|----------|----------------|
| | | SANITARY SEWER |
| | | STORM SEWER |
| | | DRAIN TILE |
| | | WATER MAIN |
| | | HYDRANT |

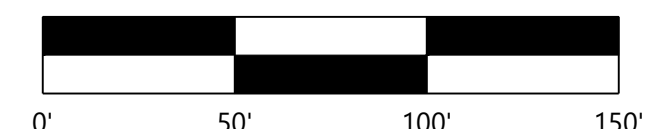
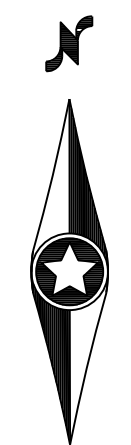
GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., AUGUST 31, 2016 INCLUDING THE CURRENT ADDENDUM. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.



OUTLOT A

FILTRATION
BASIN 2 W/FOREBAY
BOT 928.5
OUTLET 930.0
DT IE=927.00
HWL 934.0
EOF 934.0
BERM 934.5
DT @0.5% IE=925.0



NOT FOR CONSTRUCTION

| | |
|-------------------|-----|
| DESIGNED: | CUJ |
| CHECKED: | CUJ |
| DRAWN: | DJW |
| HORIZONTAL SCALE: | 50' |
| VERTICAL SCALE: | |

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|----------------|---|
| INITIAL ISSUE: | 04/18/22 |
| REVISIONS: | |
| | 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION |
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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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RYAN BLUHM
DATE: 06/01/22 LICENSE NO. 41527

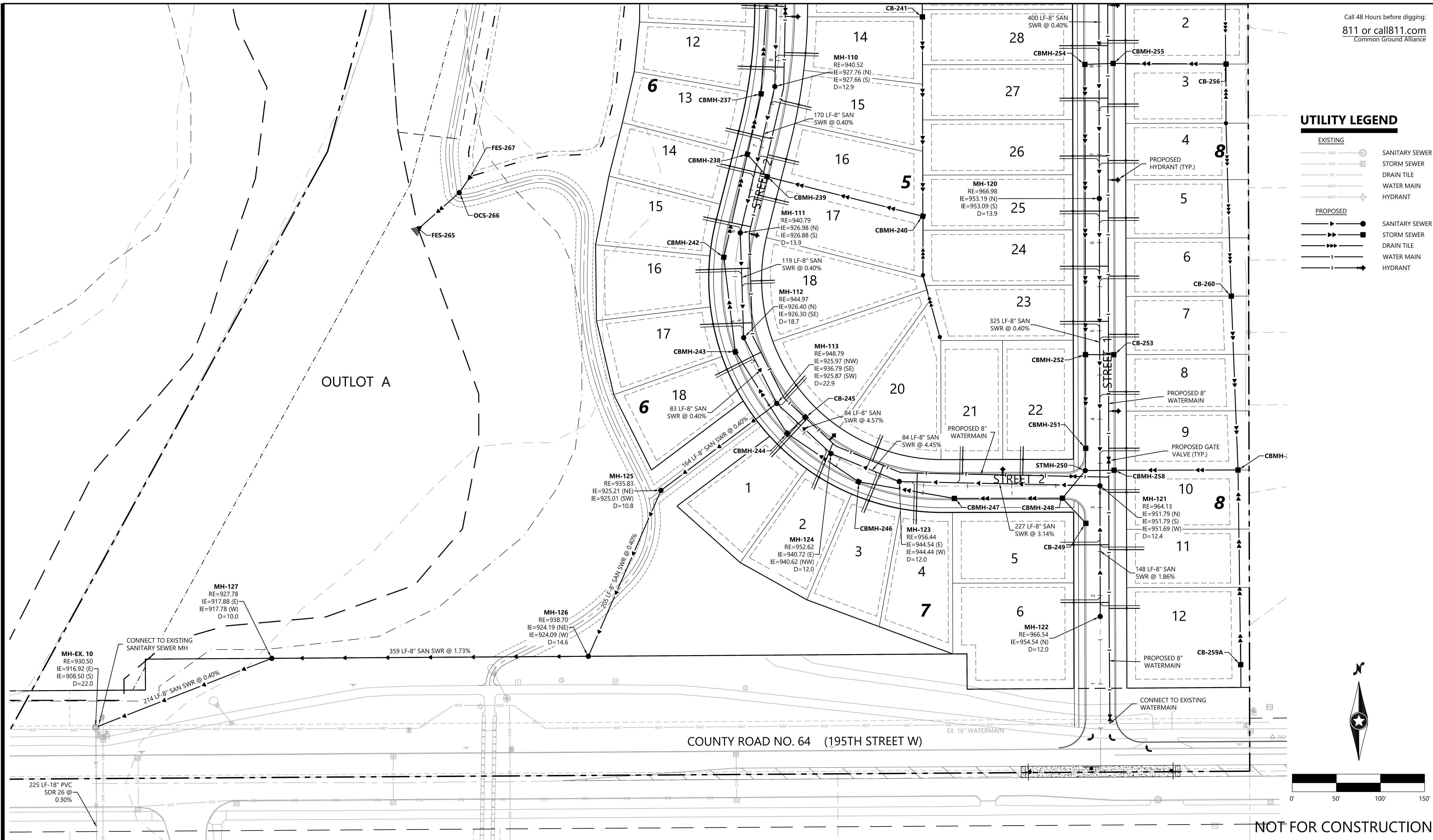
MEADOWVIEW PRESERVE
FARMINGTON, MN

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

PRELIMINARY STREET &
UTILITY PLAN

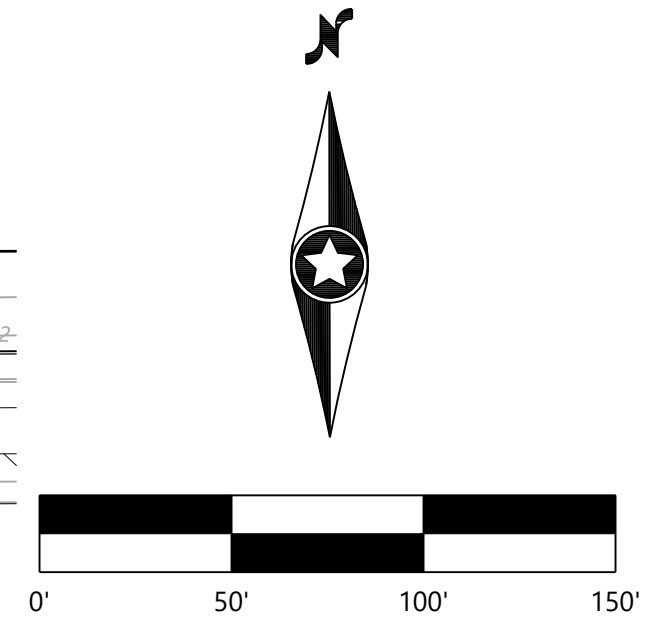
SHEET NUMBER:
10 OF **24**
DATE: 06/01/22

PROJECT NUMBER: 0033754.00



UTILITY LEGEND

| | |
|-----------------|----------------|
| EXISTING | |
| | SANITARY SEWER |
| | STORM SEWER |
| | DRAIN TILE |
| | WATER MAIN |
| | HYDRANT |
| PROPOSED | |
| | SANITARY SEWER |
| | STORM SEWER |
| | DRAIN TILE |
| | WATER MAIN |
| | HYDRANT |



NOT FOR CONSTRUCTION

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| DESIGNED: | CUJ |
| CHECKED: | CUJ |
| DRAWN: | DJW |
| HORIZONTAL SCALE: | 50' |
| VERTICAL SCALE: | |

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|----------------|---|
| INITIAL ISSUE: | 04/18/22 |
| REVISIONS: | |
| | 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION |
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| | |
| | |

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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

RYAN BLUHM
DATE: 06/01/22 LICENSE NO. 41527

MEADOWVIEW PRESERVE
FARMINGTON, MN

Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PRELIMINARY STREET &
UTILITY PLAN

SHEET NUMBER:
11 OF **24**
DATE: 06/01/22

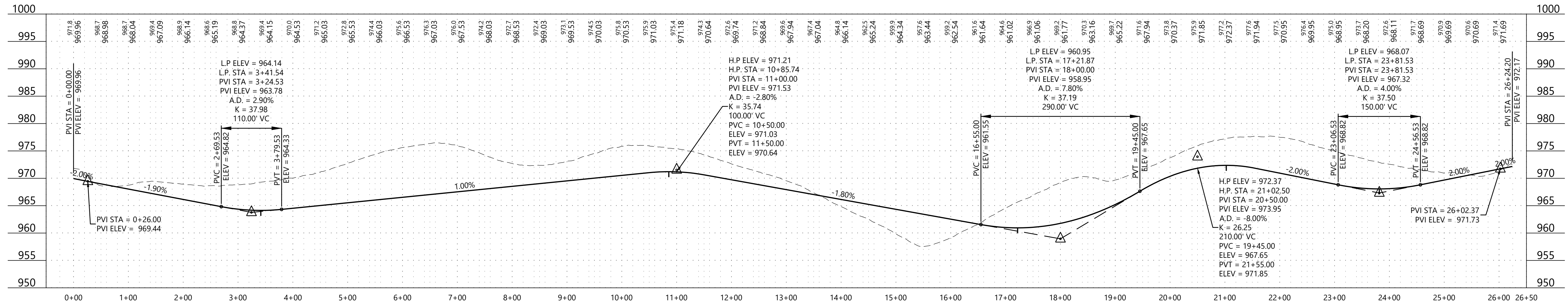
PROJECT NUMBER: 0033754.00

MEADOWVIEW PRESERVE

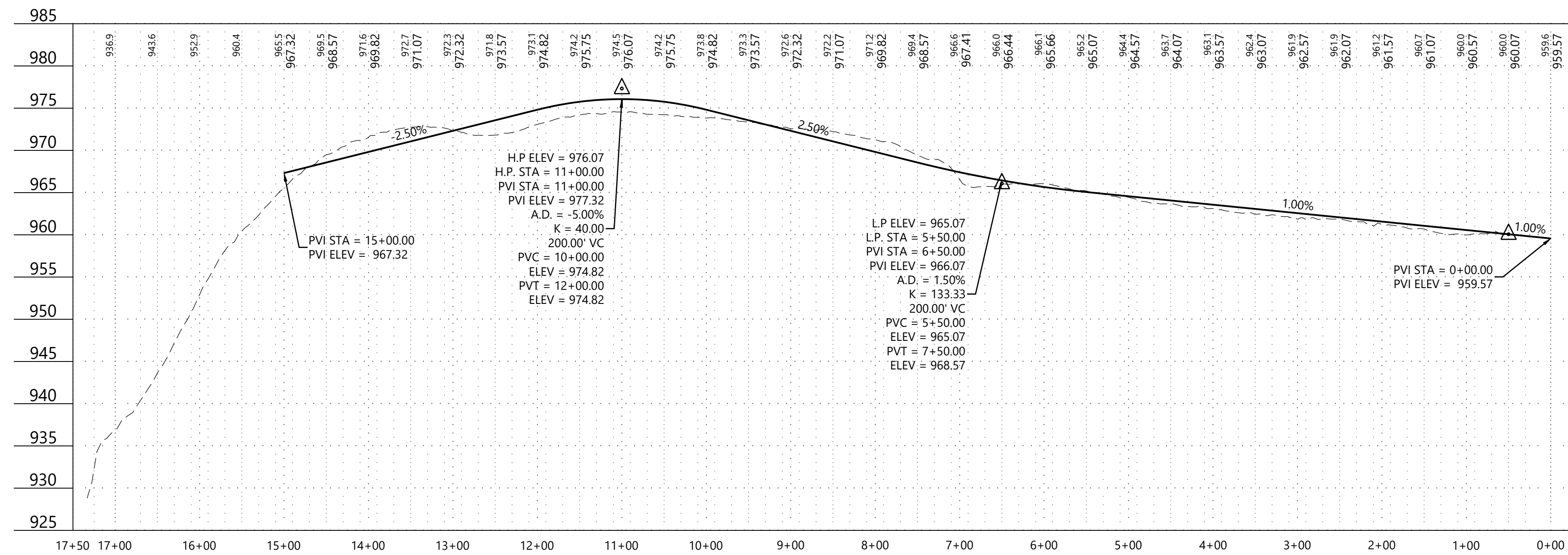
| Run Description | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------|--------|-----------|------|--------------------|-----------------------|----------|-------------------------|-----------------|-----------------|------|------|---------|-----------------|------------------|---------|---------------|-----------------|------------------|---------------------|-------------|-----------------------|-----------------------|----------------------|----------------------|
| From Prefix | From # | To Prefix | To # | Area Up Inlet (SF) | Area Up Inlet (Acres) | Sum Area | Area Time of Conc.(min) | Pipe Time (min) | Selected Tot Tc | "C" | CXA | Sum CXA | Intensy (IN/HR) | Q = Flow Q = CAI | Slope % | Pipe Dia.(in) | Select Dia.(in) | Capacity of pipe | Full Velocity (fps) | Pipe Length | Rim Elevation Up M.H. | Rim Elevation Dn M.H. | Invert Elev. Up M.H. | Invert Elev. Dn M.H. |
| TO FILTRATION BASIN 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| CB | 123 | CBMH | 122 | 0 | 0.05 | 0.05 | 10.00 | 0.16 | 10.00 | 0.85 | 0.04 | 0.04 | 4.67 | 0.20 | 1.00 | 4.06 | 12 | 3.56 | 4.54 | 44 | 970.77 | 970.78 | 966.77 | 966.33 |
| CBMH | 122 | CBMH | 121 | 0 | 0.00 | 0.05 | 10.00 | 0.26 | 10.16 | 0.85 | 0.00 | 0.04 | 4.63 | 0.20 | 0.50 | 4.61 | 12 | 2.52 | 3.21 | 51 | 970.78 | 970.54 | 966.33 | 966.08 |
| CBMH | 121 | CBMH | 119 | 0 | 0.07 | 0.12 | 10.00 | 0.17 | 10.43 | 0.40 | 0.03 | 0.07 | 4.57 | 0.32 | 0.50 | 5.55 | 12 | 2.52 | 3.21 | 32 | 970.54 | 970.55 | 966.08 | 965.92 |
| CB | 120 | CBMH | 119 | 0 | 0.40 | 0.40 | 10.00 | 0.49 | 10.00 | 0.30 | 0.12 | 0.12 | 4.67 | 0.96 | 0.50 | 6.83 | 12 | 2.52 | 3.21 | 95 | 965.20 | 970.55 | 961.20 | 960.73 |
| CBMH | 119 | CBMH | 117 | 0 | 0.05 | 0.57 | 10.00 | 0.74 | 10.59 | 0.40 | 0.02 | 0.21 | 4.53 | 0.95 | 0.50 | 8.34 | 12 | 2.52 | 3.21 | 143 | 970.55 | 967.84 | 960.73 | 960.01 |
| CB | 118 | CBMH | 117 | 0 | 0.47 | 0.47 | 10.00 | 0.17 | 10.00 | 0.40 | 0.19 | 0.19 | 4.67 | 0.88 | 0.50 | 8.08 | 12 | 2.52 | 3.21 | 32 | 967.83 | 967.84 | 963.83 | 963.67 |
| CBMH | 117 | CBMH | 116 | 0 | 0.11 | 1.15 | 10.00 | 0.20 | 11.34 | 0.40 | 0.04 | 0.44 | 4.38 | 1.94 | 0.50 | 10.87 | 12 | 2.52 | 3.21 | 39 | 967.84 | 966.58 | 960.01 | 959.82 |
| CBMH | 116 | CBMH | 110 | 0 | 0.06 | 1.21 | 10.00 | 0.15 | 11.54 | 0.40 | 0.02 | 0.47 | 4.34 | 2.02 | 0.50 | 11.05 | 12 | 2.52 | 3.21 | 28 | 966.58 | 966.57 | 959.82 | 959.68 |
| CB | 115 | STMH | 114 | 0 | 0.49 | 0.49 | 10.00 | 0.50 | 10.00 | 0.30 | 0.15 | 0.15 | 4.67 | 0.69 | 0.50 | 7.37 | 12 | 2.52 | 3.21 | 97 | 968.70 | 970.19 | 964.70 | 964.22 |
| STMH | 114 | CBMH | 113 | 0 | 0.00 | 0.49 | 10.00 | 0.51 | 10.50 | 0.40 | 0.00 | 0.15 | 4.55 | 0.67 | 0.50 | 7.30 | 12 | 2.52 | 3.21 | 99 | 970.19 | 968.49 | 964.22 | 963.72 |
| CBMH | 113 | CBMH | 112 | 0 | 0.12 | 0.61 | 10.00 | 0.20 | 11.02 | 0.40 | 0.05 | 0.20 | 4.44 | 0.87 | 0.50 | 8.04 | 12 | 2.52 | 3.21 | 39 | 968.49 | 967.85 | 963.72 | 963.53 |
| CBMH | 112 | CBMH | 111 | 0 | 0.46 | 1.09 | 10.00 | 0.17 | 11.22 | 0.40 | 0.19 | 0.39 | 4.40 | 1.70 | 0.50 | 10.36 | 12 | 2.52 | 3.21 | 32 | 967.85 | 967.84 | 963.53 | 963.37 |
| CBMH | 111 | CBMH | 110 | 0 | 0.46 | 1.55 | 10.00 | 0.13 | 11.39 | 0.40 | 0.18 | 0.57 | 4.37 | 2.49 | 1.25 | 10.07 | 12 | 3.98 | 5.07 | 39 | 967.84 | 966.57 | 963.37 | 962.88 |
| CBMH | 110 | CBMH | 108 | 0 | 0.05 | 2.81 | 10.00 | 0.89 | 11.68 | 0.40 | 0.02 | 1.06 | 4.31 | 4.56 | 1.70 | 11.91 | 12 | 4.65 | 5.91 | 317 | 966.57 | 957.93 | 959.68 | 954.29 |
| CB | 109 | CBMH | 108 | 0 | 0.59 | 0.59 | 10.00 | 0.15 | 10.00 | 0.40 | 0.24 | 0.24 | 4.67 | 1.10 | 0.50 | 8.80 | 12 | 2.52 | 3.21 | 28 | 957.93 | 957.93 | 953.93 | 953.79 |
| CBMH | 108 | CBMH | 103 | 0 | 0.48 | 3.88 | 10.00 | 0.38 | 12.58 | 0.40 | 0.19 | 1.49 | 4.15 | 6.16 | 1.00 | 14.74 | 15 | 6.46 | 5.26 | 121 | 957.93 | 956.41 | 953.59 | 952.38 |
| CB | 107 | CBMH | 106 | 0 | 0.76 | 0.76 | 10.00 | 0.92 | 10.00 | 0.30 | 0.23 | 0.23 | 4.67 | 1.06 | 0.50 | 8.69 | 12 | 2.52 | 3.21 | 178 | 948.60 | 952.55 | 944.60 | 943.71 |
| CBMH | 106 | CBMH | 105 | 0 | 0.21 | 0.97 | 10.00 | 0.15 | 10.92 | 0.40 | 0.08 | 0.31 | 4.46 | 1.39 | 0.50 | 9.61 | 12 | 2.52 | 3.21 | 28 | 952.55 | 952.55 | 943.71 | 943.57 |
| CBMH | 105 | STMH | 104 | 0 | 0.42 | 1.39 | 10.00 | 0.30 | 11.07 | 0.40 | 0.17 | 0.48 | 4.43 | 2.13 | 0.50 | 11.26 | 12 | 2.52 | 3.21 | 57 | 952.55 | 954.74 | 943.57 | 943.29 |
| STMH | 104 | CBMH | 103 | 0 | 0.00 | 1.39 | 10.00 | 0.55 | 11.37 | 0.40 | 0.00 | 0.48 | 4.37 | 2.10 | 0.50 | 11.20 | 12 | 2.52 | 3.21 | 106 | 954.74 | 955.41 | 943.29 | 942.76 |
| CBMH | 103 | STMH | 101 | 0 | 0.38 | 5.65 | 10.00 | 0.24 | 12.96 | 0.40 | 0.15 | 2.12 | 4.09 | 8.65 | 3.60 | 13.16 | 15 | 12.26 | 9.99 | 146 | 956.41 | 941.10 | 942.56 | 937.30 |
| STMH | 101 | STMH | 100A | 0 | 0.00 | 5.65 | 10.00 | 0.29 | 13.20 | 0.30 | 0.00 | 2.12 | 4.05 | 8.57 | 0.70 | 17.83 | 18 | 8.79 | 4.97 | 88 | 941.10 | 942.10 | 937.10 | 936.48 |
| CB | 100C | STMH | 100B | 0 | 0.87 | 0.87 | 10.00 | 0.24 | 10.00 | 0.30 | 0.26 | 0.26 | 4.67 | 1.22 | 4.75 | 5.99 | 12 | 7.76 | 9.89 | 144 | 959.00 | 951.50 | 955.00 | 948.16 |
| STMH | 100B | STMH | 100A | 0 | 0.00 | 0.87 | 10.00 | 0.20 | 10.24 | 0.30 | 0.00 | 0.26 | 4.61 | 1.20 | 4.75 | 5.96 | 12 | 7.76 | 9.89 | 116 | 951.50 | 942.10 | 944.20 | 938.69 |
| STMH | 100A | FES | 100 | 0 | 0.00 | 6.52 | 10.00 | 0.08 | 13.50 | 0.30 | 0.00 | 2.38 | 4.00 | 9.52 | 0.56 | 19.40 | 21 | 11.75 | 4.89 | 24 | 942.10 | 934.50 | 934.63 | 934.50 |

| Run Description | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------|--------|-----------|------|--------------------|-----------------------|----------|-------------------------|-----------------|-----------------|------|------|---------|-----------------|------------------|---------|---------------|-----------------|------------------|---------------------|-------------|-----------------------|-----------------------|----------------------|----------------------|
| From Prefix | From # | To Prefix | To # | Area Up Inlet (SF) | Area Up Inlet (Acres) | Sum Area | Area Time of Conc.(min) | Pipe Time (min) | Selected Tot Tc | "C" | CXA | Sum CXA | Intensy (IN/HR) | Q = Flow Q = CAI | Slope % | Pipe Dia.(in) | Select Dia.(in) | Capacity of pipe | Full Velocity (fps) | Pipe Length | Rim Elevation Up M.H. | Rim Elevation Dn M.H. | Invert Elev. Up M.H. | Invert Elev. Dn M.H. |
| TO FILTRATION BASIN 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| CB | 256 | CBMH | 255 | 0 | 0.41 | 0.41 | 10.00 | 0.67 | 10.00 | 0.30 | 0.12 | 0.12 | 4.67 | 0.57 | 0.50 | 6.89 | 12 | 2.52 | 3.21 | 128 | 967.60 | 968.09 | 963.60 | 962.96 |
| CBMH | 255 | CBMH | 254 | 0 | 0.31 | 0.72 | 10.00 | 0.17 | 10.67 | 0.40 | 0.12 | 0.25 | 4.52 | 1.12 | 0.50 | 8.84 | 12 | 2.52 | 3.21 | 32 | 968.09 | 968.08 | 962.96 | 962.80 |
| CBMH | 254 | CBMH | 252 | 0 | 0.46 | 1.18 | 10.00 | 0.17 | 10.83 | 0.40 | 0.18 | 0.43 | 4.48 | 1.93 | 0.50 | 10.86 | 12 | 2.52 | 3.21 | 329 | 968.08 | 965.48 | 962.80 | 961.16 |
| CB | 253 | CBMH | 252 | 0 | 0.62 | 0.62 | 10.00 | 0.17 | 10.00 | 0.40 | 0.25 | 0.25 | 4.67 | 1.16 | 0.50 | 8.97 | 12 | 2.52 | 3.21 | 32 | 964.79 | 965.48 | 960.79 | 960.63 |
| CBMH | 252 | CBMH | 251 | 0 | 0.59 | 2.39 | 10.00 | 0.43 | 12.54 | 0.40 | 0.24 | 0.92 | 4.16 | 3.80 | 0.60 | 13.53 | 15 | 5.00 | 4.08 | 106 | 965.48 | 963.76 | 960.43 | 959.79 |
| CBMH | 251 | STMH | 250 | 0 | 0.07 | 2.46 | 10.00 | 0.13 | 12.97 | 0.40 | 0.03 | 0.94 | 4.08 | 3.85 | 0.40 | 14.67 | 15 | 4.09 | 3.33 | 25 | 963.76 | 963.72 | 959.79 | 959.69 |
| CB | 259A | CBMH | 259 | 0 | 0.29 | 0.29 | 10.00 | 1.15 | 10.00 | 0.30 | 0.09 | 0.09 | 4.67 | 0.41 | 0.50 | 6.05 | 12 | 2.52 | 3.21 | 221 | 963.50 | 962.70 | 959.50 | 958.40 |
| CB | 250 | CBMH | 259 | 0 | 0.44 | 0.44 | 10.00 | 0.69 | 10.00 | 0.30 | 0.13 | 0.13 | 4.67 | 0.62 | 1.10 | 6.10 | 12 | 3.74 | 4.76 | 198 | 965.20 | 962.70 | 961.20 | 959.02 |
| CBMH | 259 | CBMH | 258 | 0 | 0.60 | 1.33 | 10.00 | 0.73 | 11.15 | 0.30 | 0.18 | 0.40 | 4.41 | 1.76 | 0.60 | 10.49 | 12 | 2.52 | 3.21 | 141 | 962.70 | 963.52 | 958.40 | 957.69 |
| CBMH | 258 | STMH | 250 | 0 | 0.67 | 2.00 | 10.00 | 0.15 | 11.88 | 0.40 | 0.27 | 0.67 | 4.27 | 2.85 | 0.65 | 11.96 | 12 | 2.87 | 3.66 | 33 | 963.52 | 963.72 | 957.69 | 957.48 |
| STMH | 250 | CBMH | 248 | 0 | 0.00 | 4.46 | 10.00 | 0.18 | 13.10 | 0.40 | 0.00 | 1.61 | 4.06 | 6.54 | 0.40 | 17.90 | 18 | 6.64 | 3.76 | 41 | 963.72 | 962.90 | 957.08 | 956.91 |
| CB | 249 | CBMH | 248 | 0 | 0.31 | 0.31 | 10.00 | 0.20 | 10.00 | 0.40 | 0.12 | 0.12 | 4.67 | 0.58 | 0.50 | 6.91 | 12 | 2.52 | 3.21 | 39 | 963.19 | 962.90 | 959.19 | 959.00 |
| CBMH | 248 | CBMH | 247 | 0 | 0.05 | 4.82 | 10.00 | 0.29 | 13.28 | 0.40 | 0.02 | 1.75 | 4.03 | 7.08 | 1.40 | 14.57 | 18 | 12.43 | 7.03 | 122 | 962.90 | 959.46 | 956.91 | 956.20 |
| CBMH | 247 | CBMH | 246 | 0 | 0.13 | 4.95 | 10.00 | 0.18 | 13.57 | 0.40 | 0.05 | 1.81 | 3.99 | 7.21 | 2.80 | 12.88 | 18 | 17.58 | 9.95 | 110 | 959.46 | 954.66 | 953.51 | 950.43 |
| CBMH | 246 | CBMH | 244 | 0 | 0.24 | 5.19 | 10.00 | 0.16 | 13.75 | 0.40 | 0.10 | 1.90 | 3.96 | 7.54 | 2.80 | 13.10 | 18 | 17.58 | 9.95 | 98 | 954.66 | 950.44 | 949.03 | 946.29 |
| CB | 245 | CBMH | 244 | 0 | 0.49 | 0.49 | 10.00 | 0.15 | 10.00 | 0.40 | 0.20 | 0.20 | 4.67 | 0.91 | 0.50 | 8.21 | 12 | 2.52 | 3.21 | 28 | 949.97 | 950.44 | 945.97 | 945.83 |
| CBMH | 244 | CBMH | 243 | 0 | 0.23 | 5.91 | 10.00 | 0.18 | 13.92 | 0.40 | 0.09 | 2.19 | 3.94 | 8.63 | 2.80 | 13.78 | 18 | 17.58 | 9.95 | 110 | 950.44 | 945.26 | 944.00 | 940.92 |
| CBMH | 243 | CBMH | 242 | 0 | 0.16 | 6.07 | 10.00 | 0.18 | 14.10 | 0.40 | 0.06 | 2.25 | 3.91 | 8.82 | 2.80 | 13.90 | 18 | 17.58 | 9.95 | 108 | 945.26 | 941.39 | 940.20 | 937.18 |
| CBMH | 242 | CBMH | 238 | 0 | 0.25 | 6.32 | 10.00 | 0.27 | 14.28 | 0.40 | 0.10 | 2.35 | 3.89 | 9.15 | 1.50 | 15.84 | 18 | 12.87 | 7.28 | 120 | 941.39 | 939.61 | 937.18 | 935.38 |
| CB | 241 | CBMH | 240 | 0 | 1.47 | 1.47 | 15.00 | 1.18 | 15.00 | 0.30 | 0.44 | 0.44 | 3.79 | 1.67 | 0.50 | 10.29 | 12 | 2.52 | 3.21 | 227 | 938.60 | 938.60 | 935.35 | 934.22 |
| CBMH | 240 | CBMH | 239 | 0 | 2.00 | 3.47 | 15.00 | 1.00 | 16.18 | 0.30 | 0.60 | 1.04 | 3.65 | 3.79 | 0.35 | 14 | | | | | | | | |

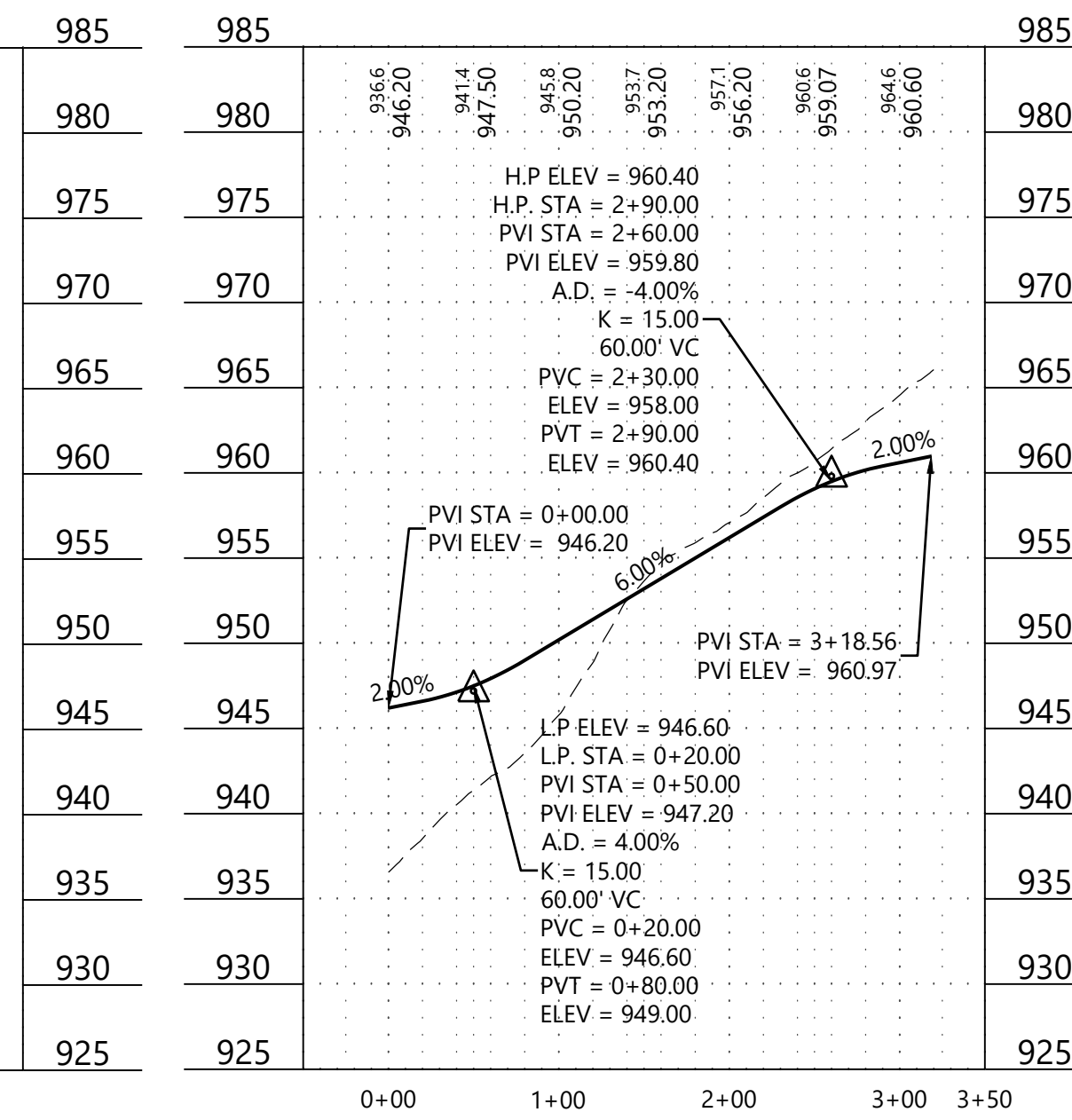
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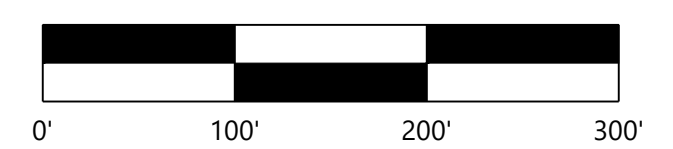
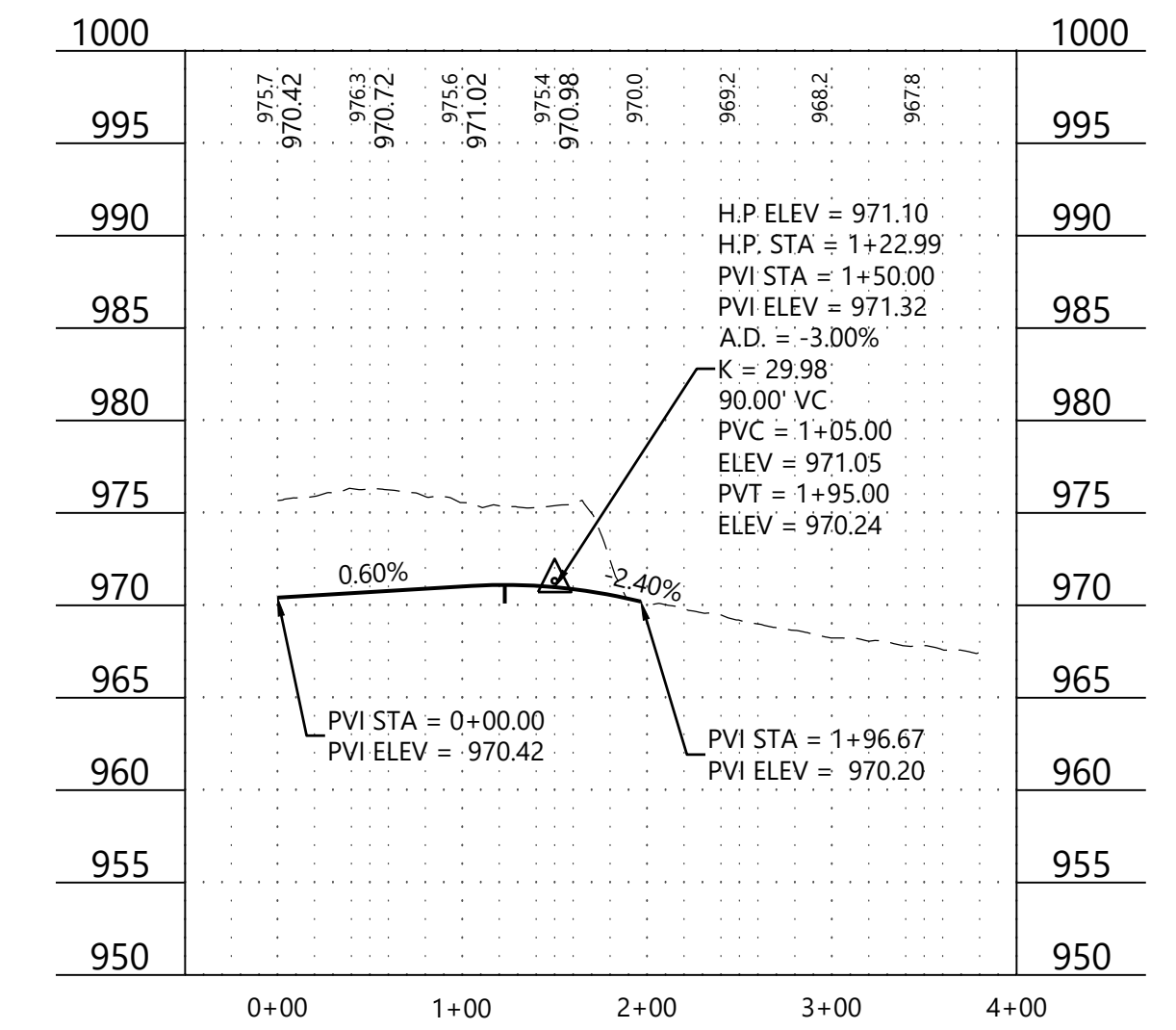
190th St W



Street 04



Street 05 - 193rd St W



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N:\0033754\00\DWG\CIVIL\PRELIM\0033754C-DTP01.DWG

DESIGNED: CLJ
 CHECKED: CLJ
 DRAWN: DJW
 HORIZONTAL SCALE: 100'
 VERTICAL SCALE: 10'

INITIAL ISSUE: 04/18/22
 REVISIONS:
 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
 17305 CEDAR AVE S. #200
 LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
RYAN BLUHM
 DATE: 06/01/22 LICENSE NO. 41527

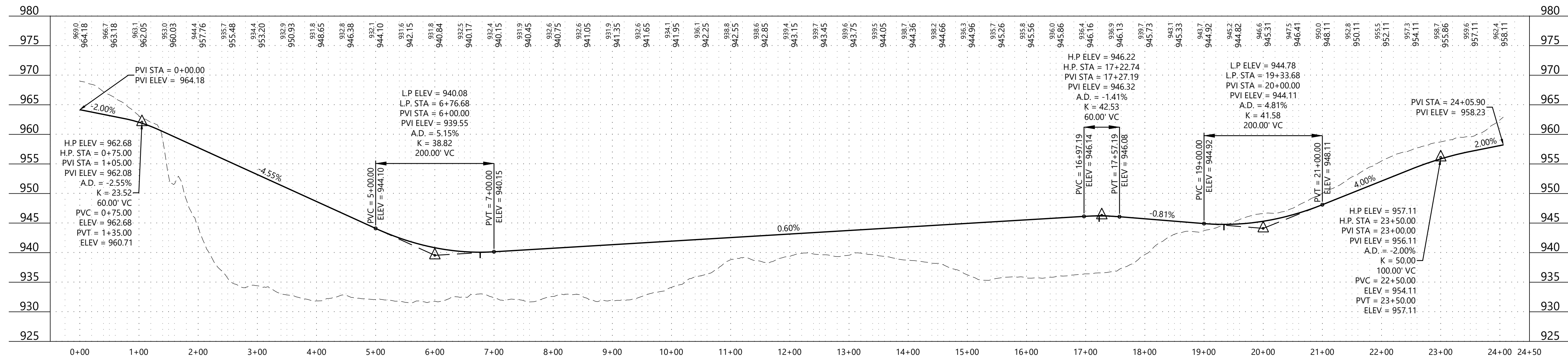
MEADOWVIEW PRESERVE
 FARMINGTON, MN

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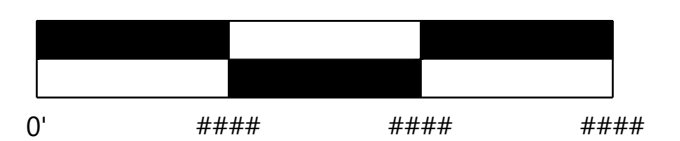
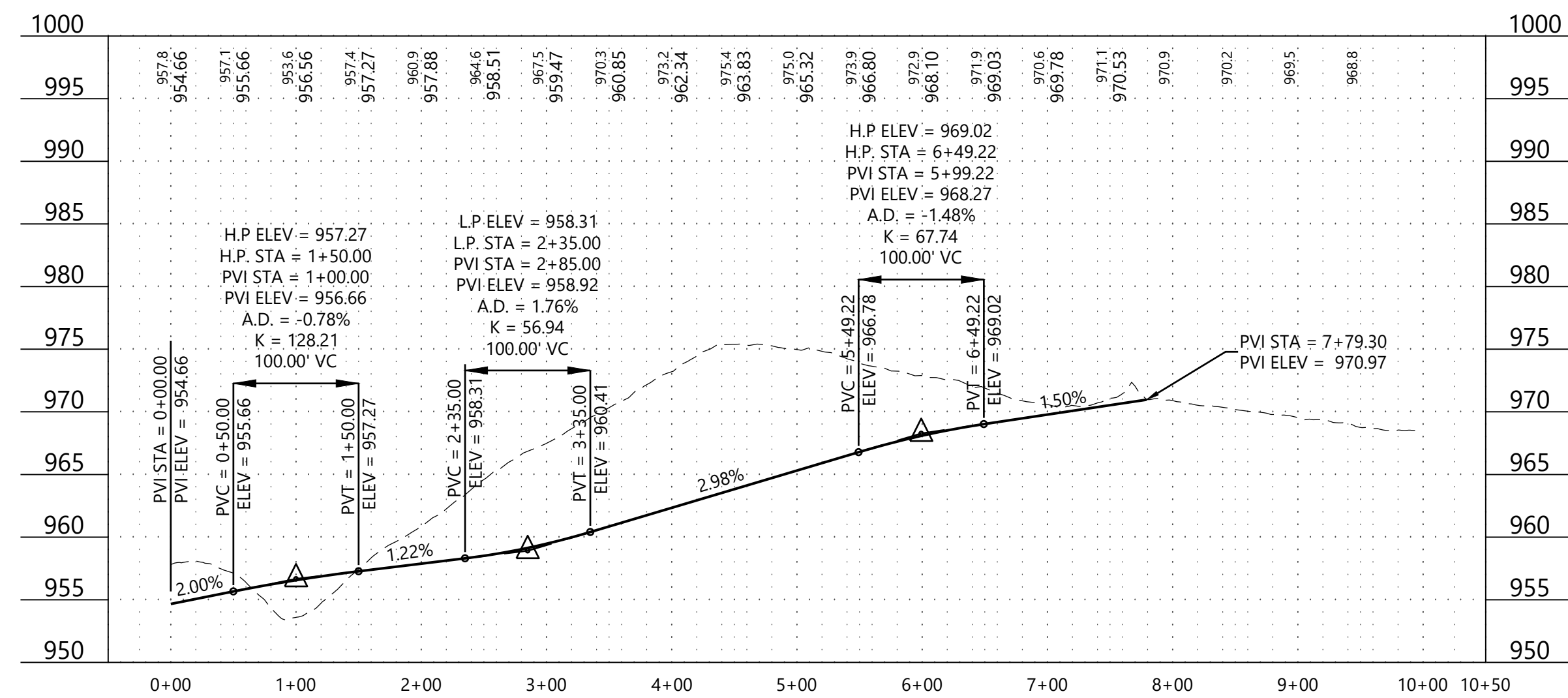
SHEET NUMBER:
13 OF **24**
STREET PROFILES
 PROJECT NUMBER: 0033754.00 DATE: 06/01/22

MEADOWVIEW PRESERVE

Street 02



Street 03 - Everglade Path



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DRAWN: DJW
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 10'

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17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

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RYAN BLUHM
DATE: 06/01/22 LICENSE NO. 41527

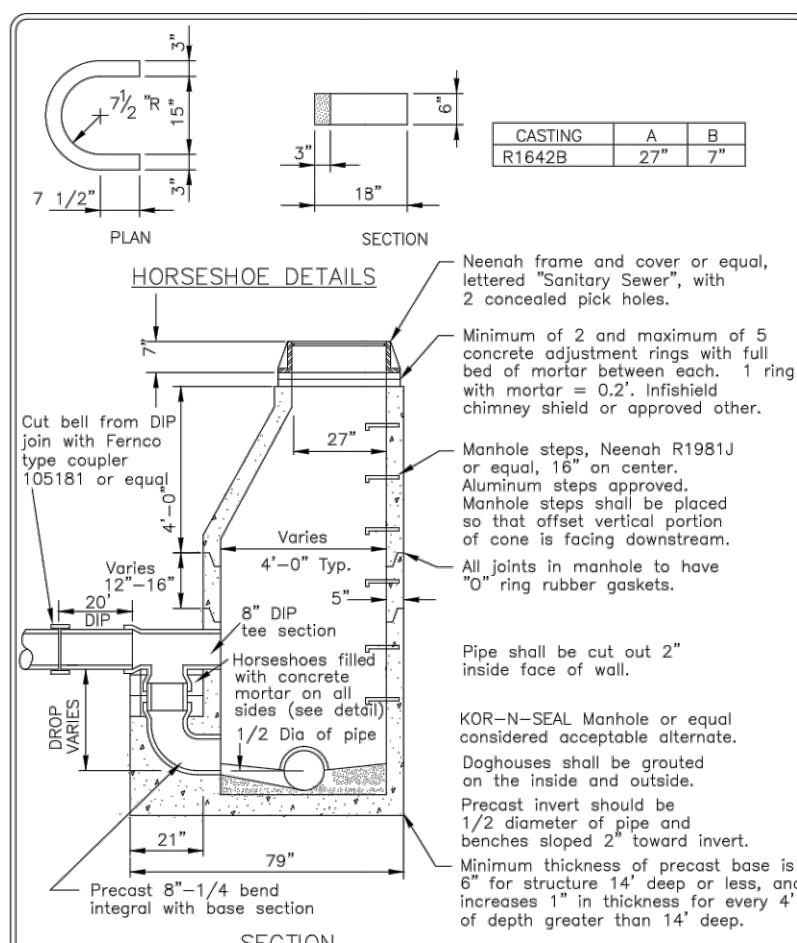
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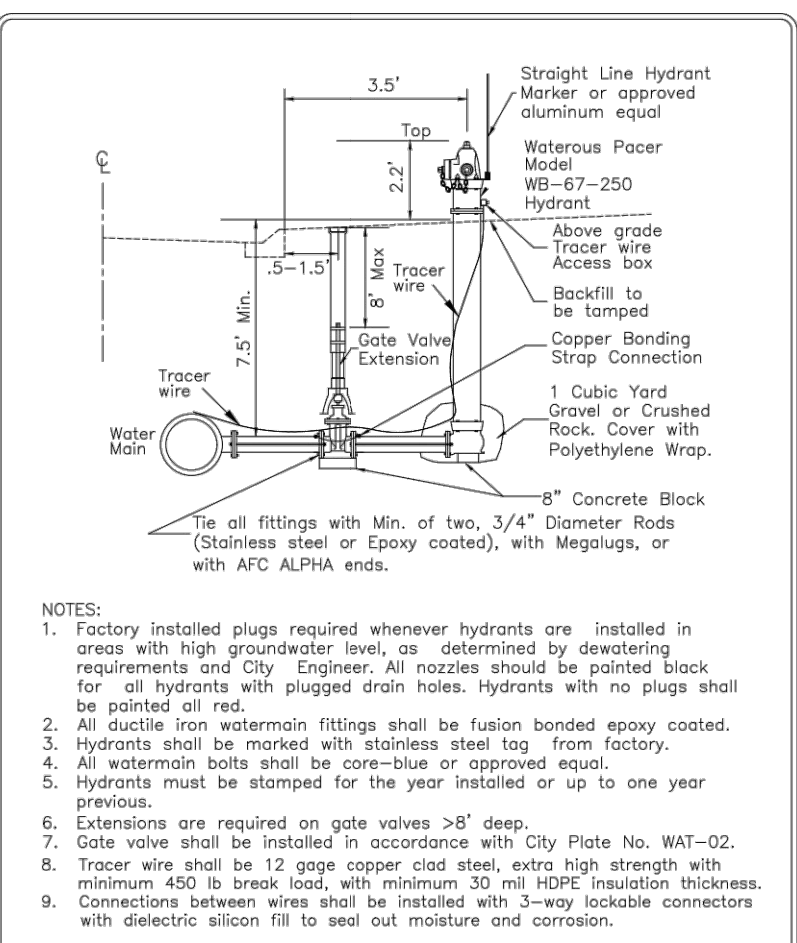
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14 OF **24**

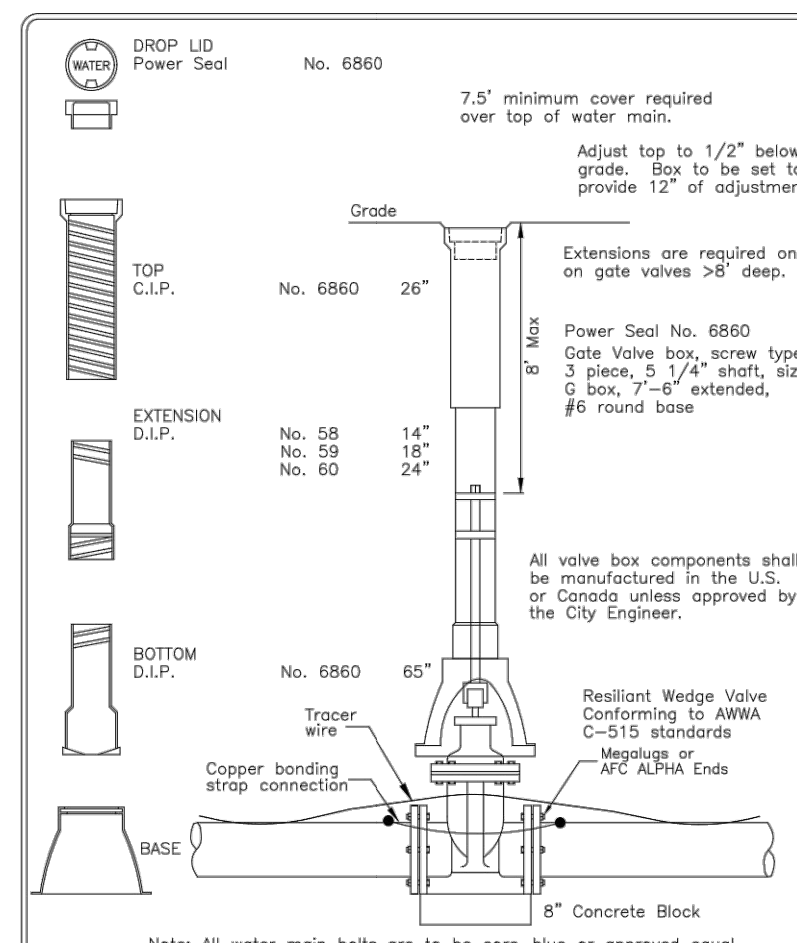
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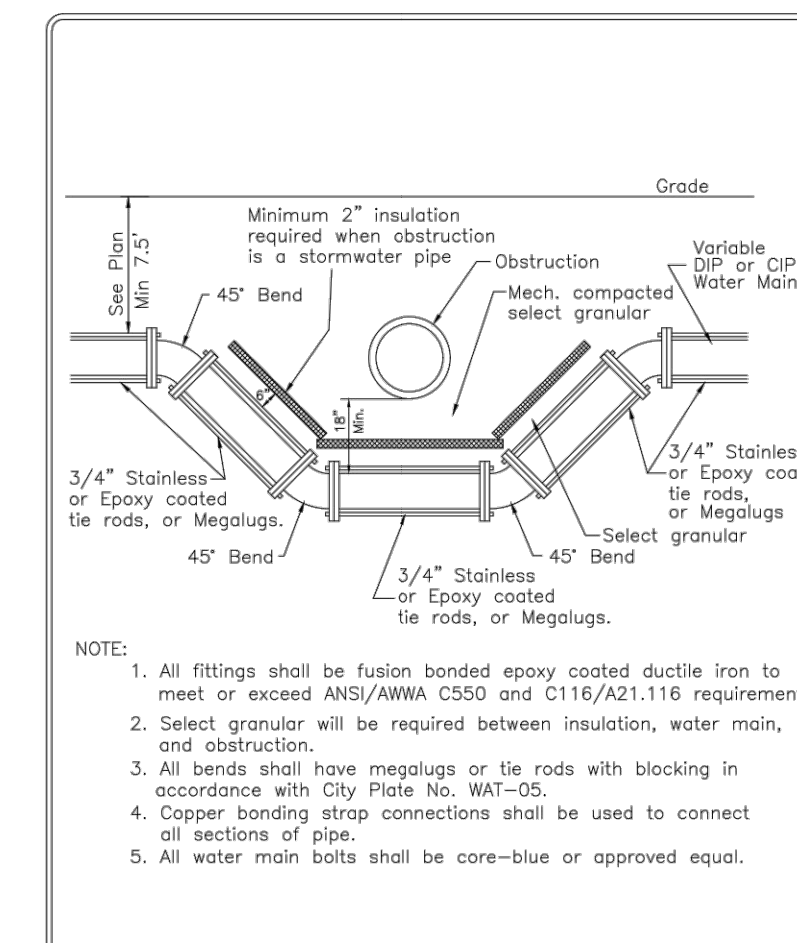
STANDARD DETAILS
SANITARY SEWER DROP INLET MANHOLE
FARMINGTON, MINNESOTA



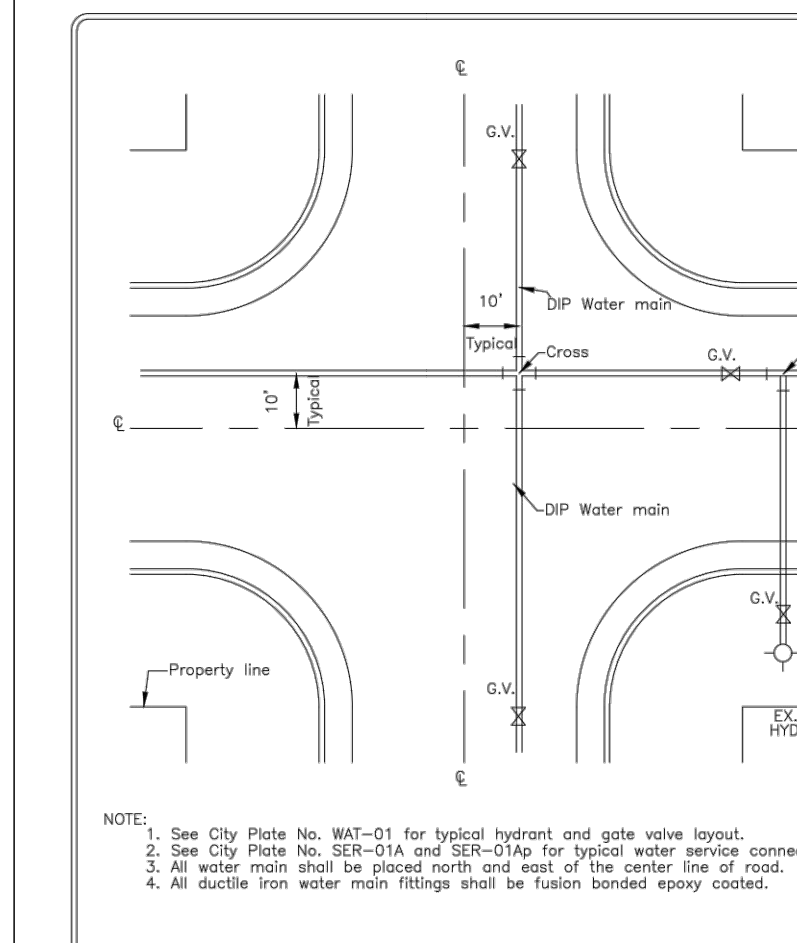
STANDARD DETAILS
HYDRANT
FARMINGTON, MINNESOTA



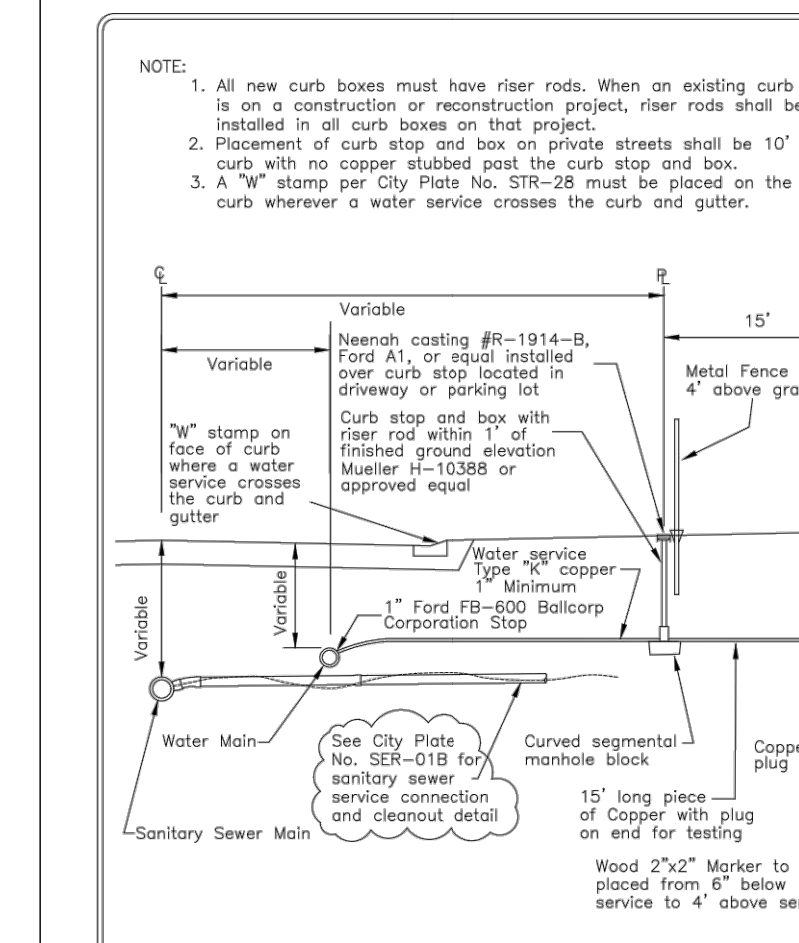
STANDARD DETAILS
GATE VALVE AND BOX
FARMINGTON, MINNESOTA



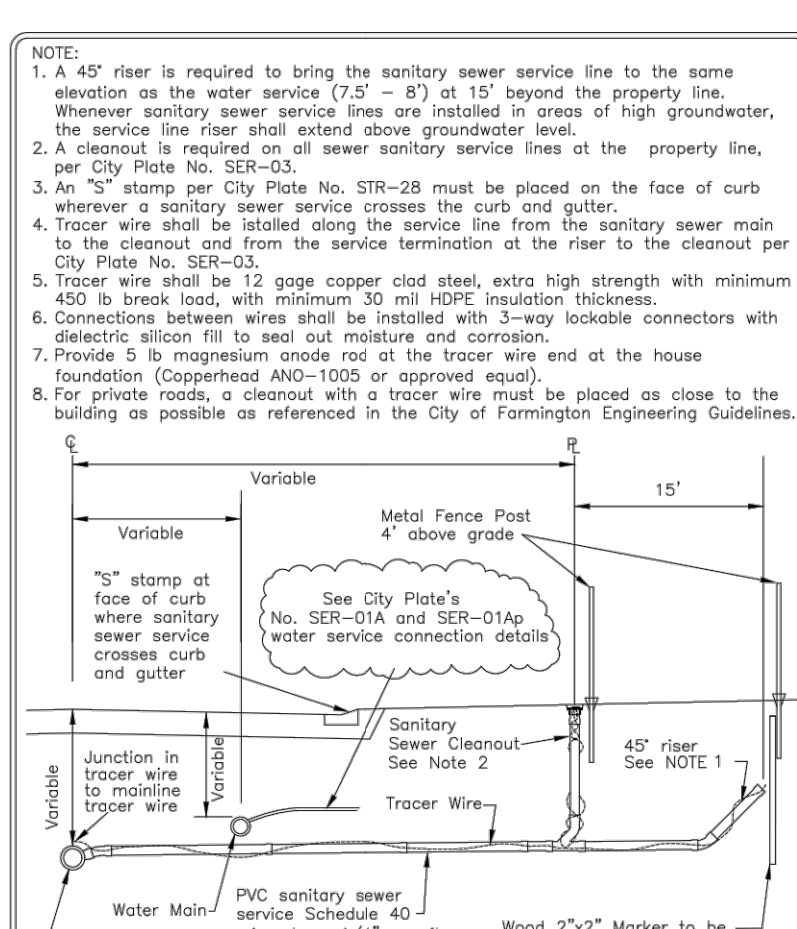
STANDARD DETAILS
WATER MAIN OFFSET
FARMINGTON, MINNESOTA



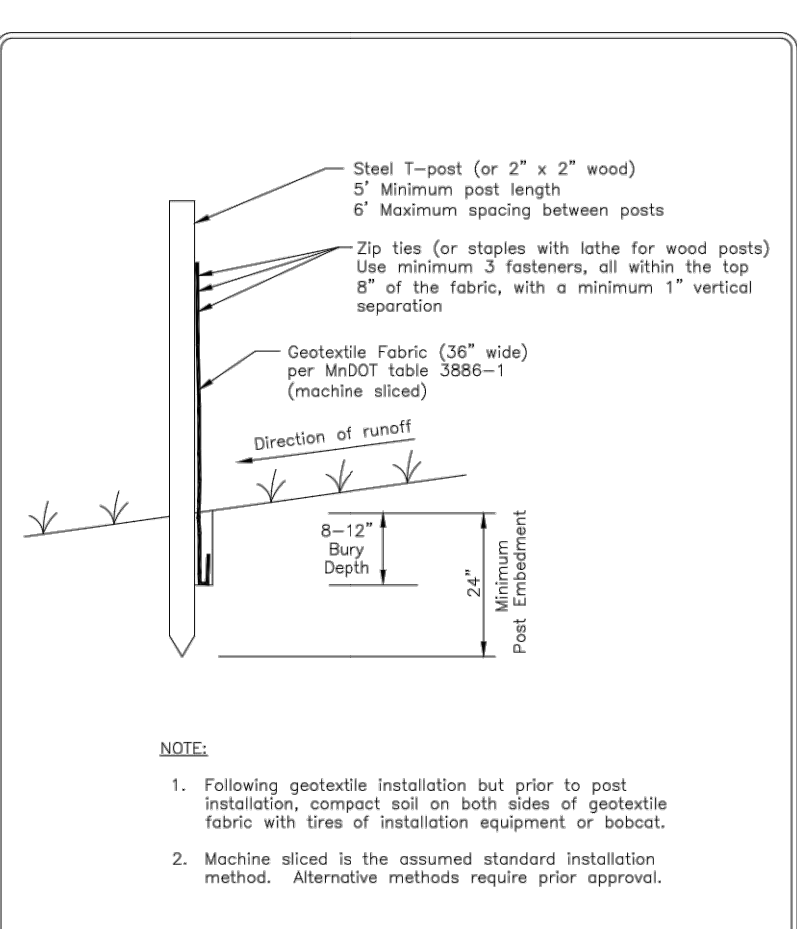
STANDARD DETAILS
TYPICAL GATE VALVE LAYOUT
FARMINGTON, MINNESOTA



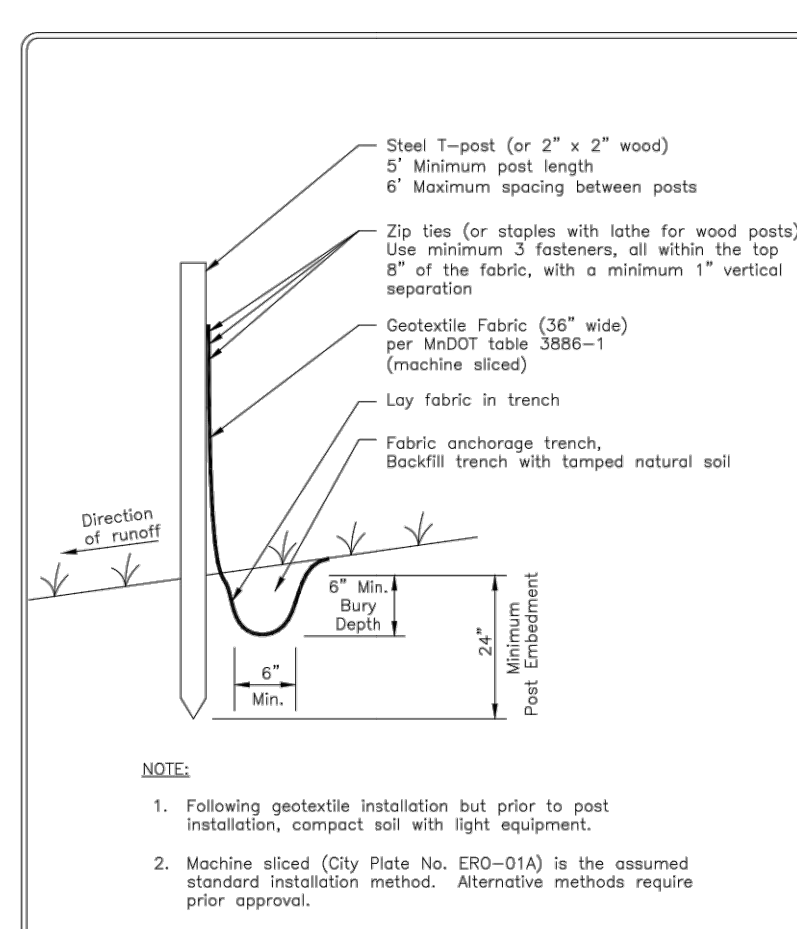
STANDARD DETAILS
WATER SERVICE CONNECTION
COPPER SERVICE PIPE
FARMINGTON, MINNESOTA



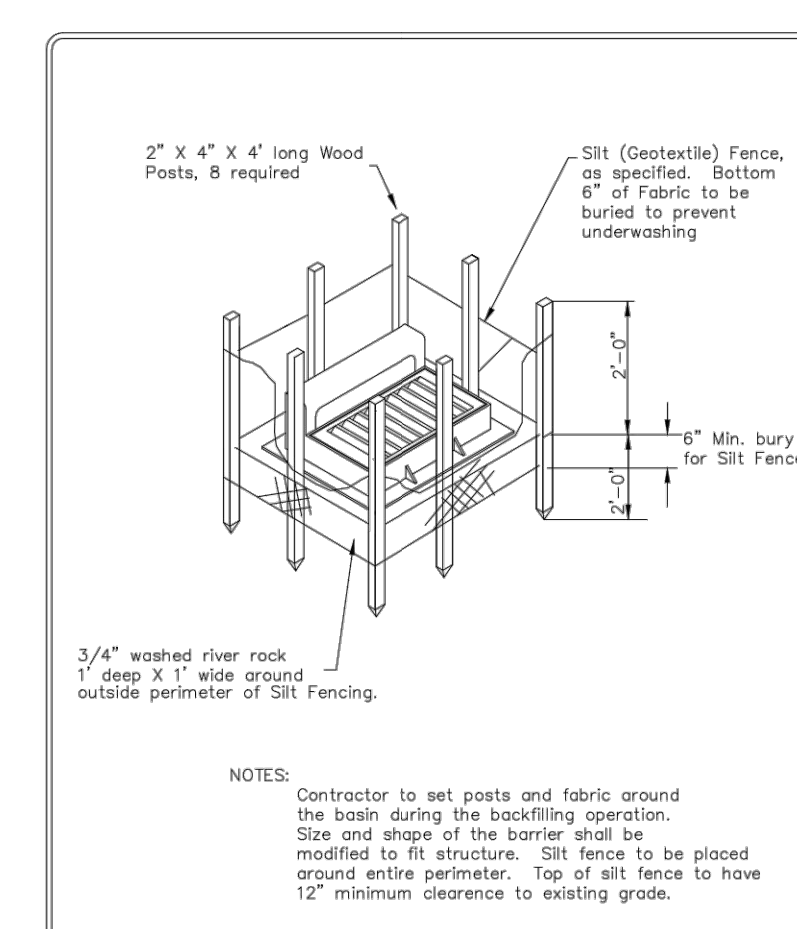
STANDARD DETAILS
SANITARY SEWER SERVICE CONNECTION
FARMINGTON, MINNESOTA



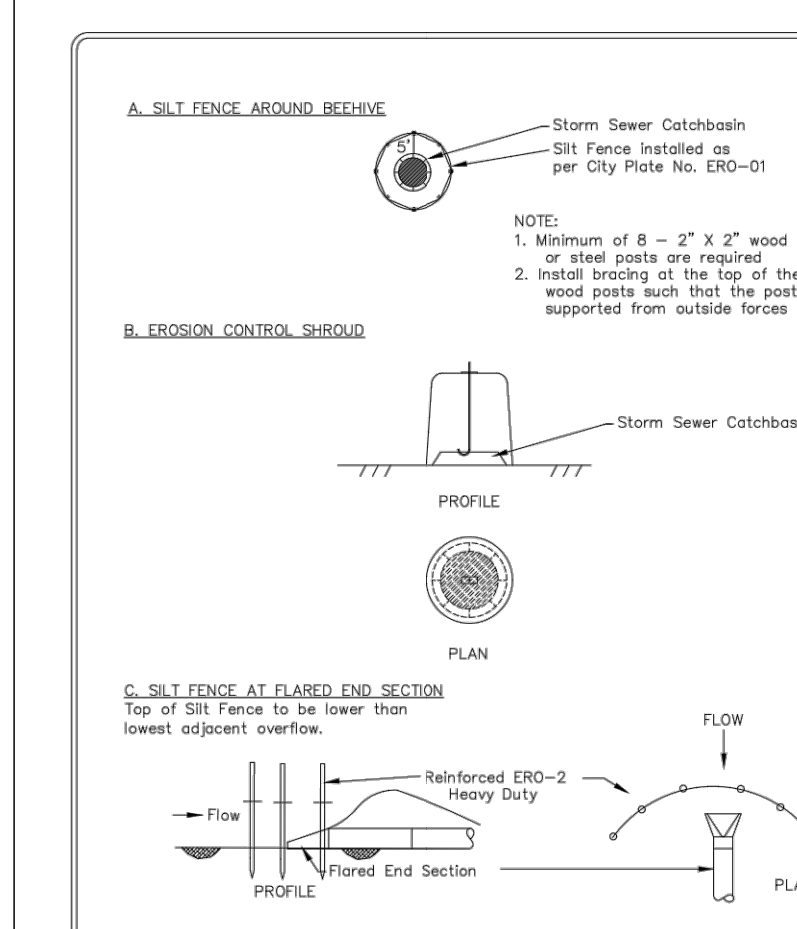
STANDARD DETAILS
SILT FENCE
MACHINE SLICED
FARMINGTON, MINNESOTA



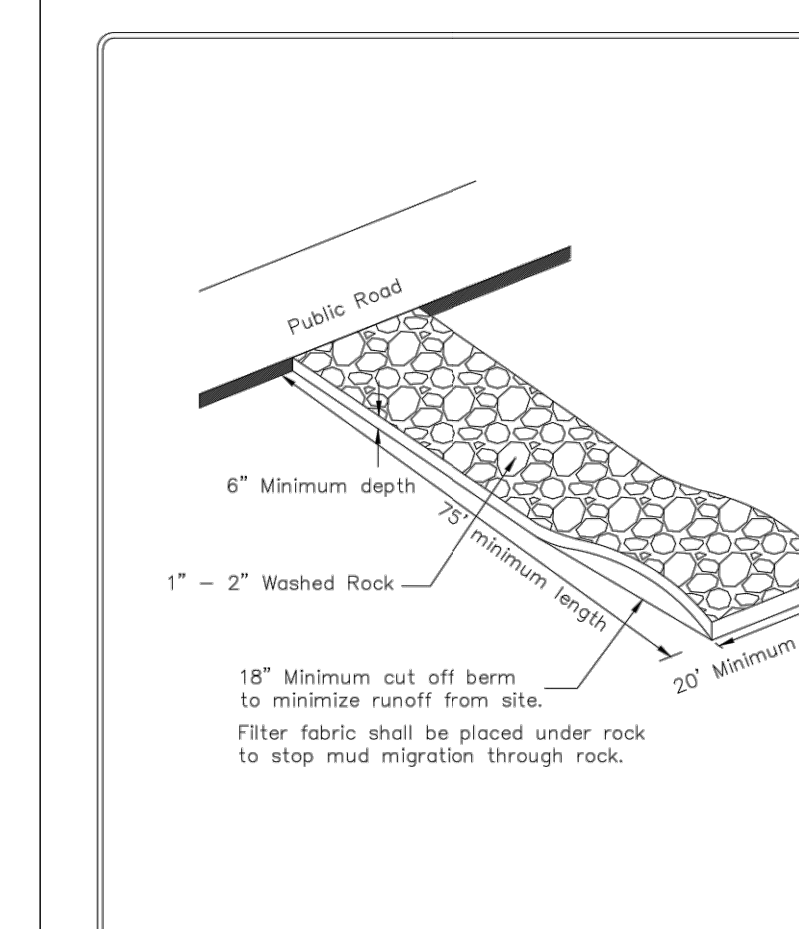
STANDARD DETAILS
SILT FENCE
HEAVY DUTY
FARMINGTON, MINNESOTA



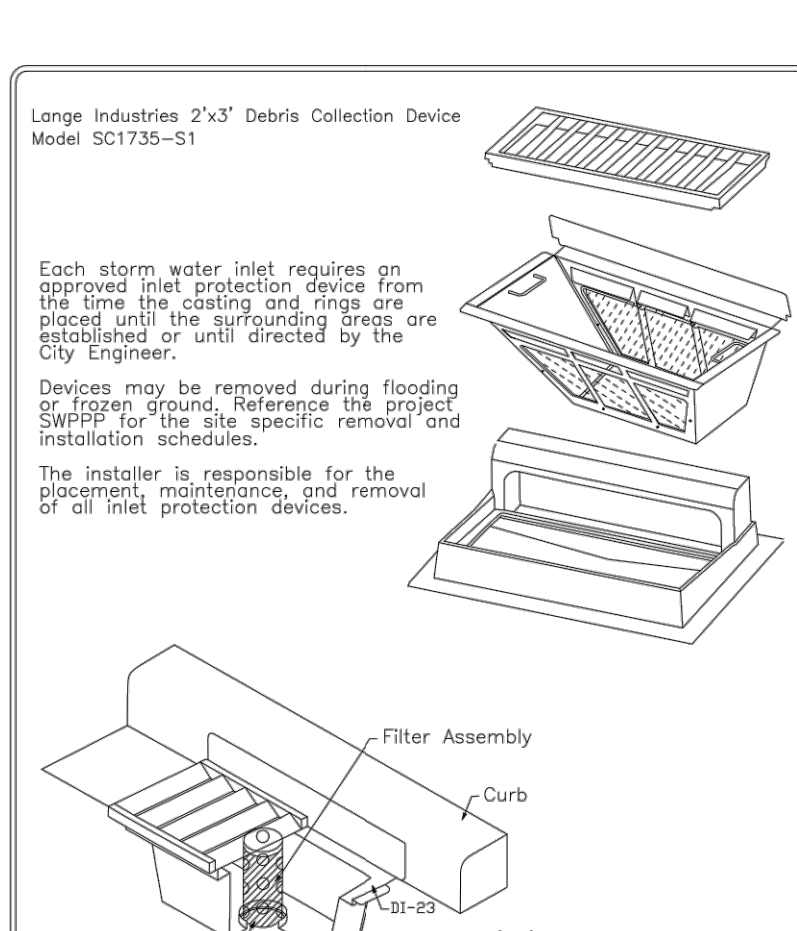
STANDARD DETAILS
EROSION CONTROL AROUND CATCH BASIN
FARMINGTON, MINNESOTA



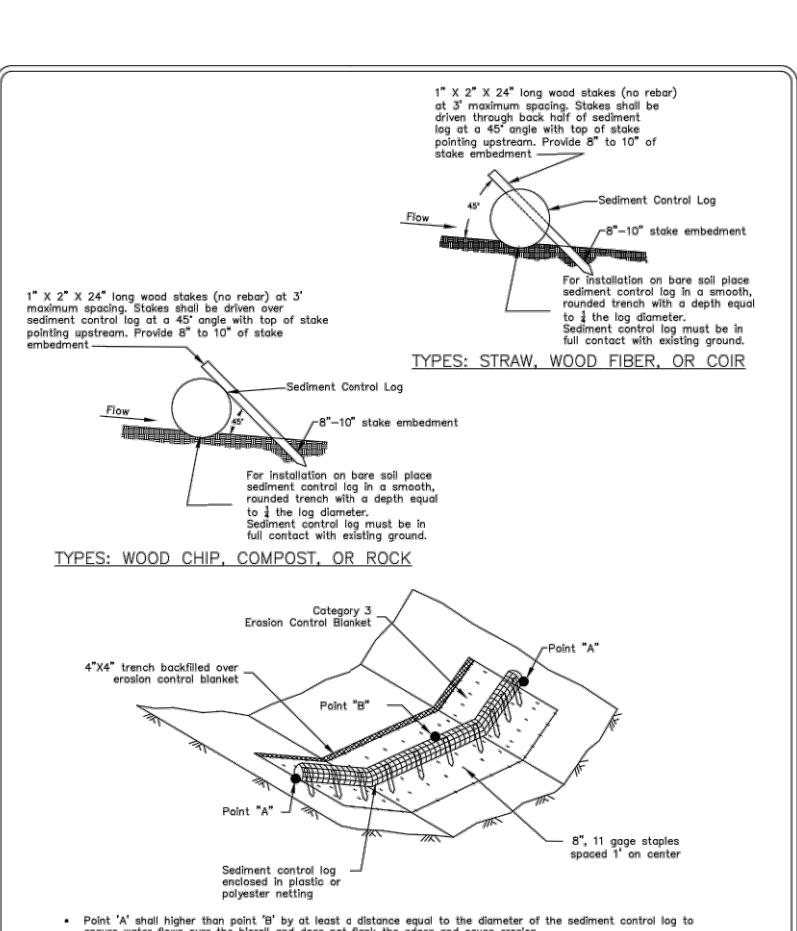
STANDARD DETAILS
FLARED END SECTION EROSION CONTROL
FARMINGTON, MINNESOTA



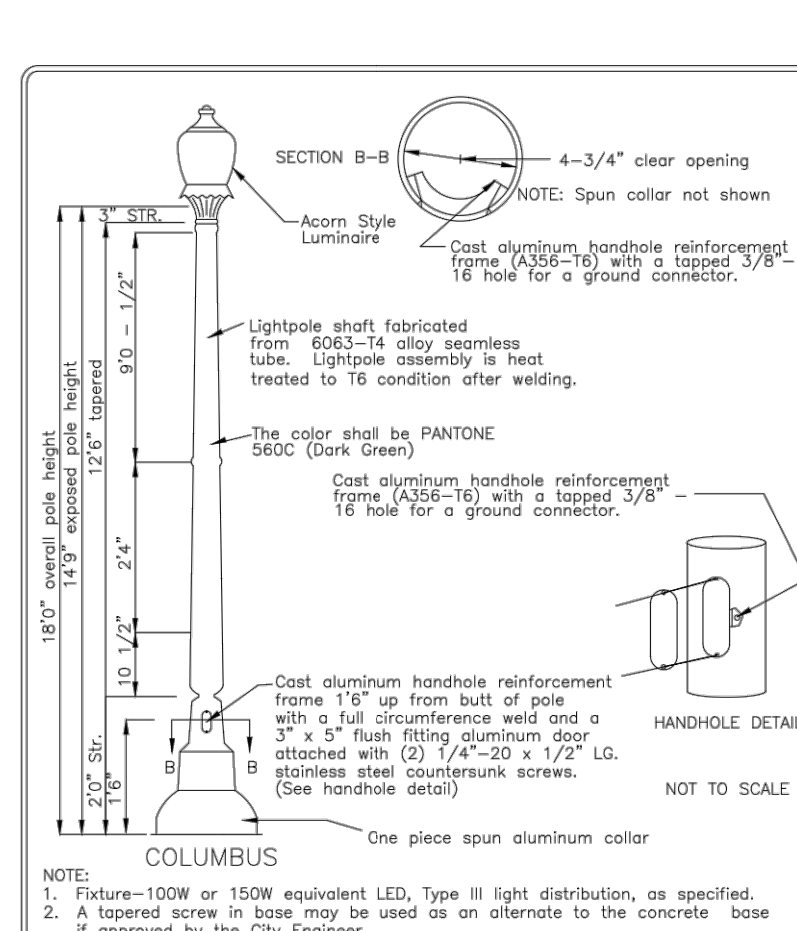
STANDARD DETAILS
STABILIZED CONSTRUCTION EXIT
FARMINGTON, MINNESOTA



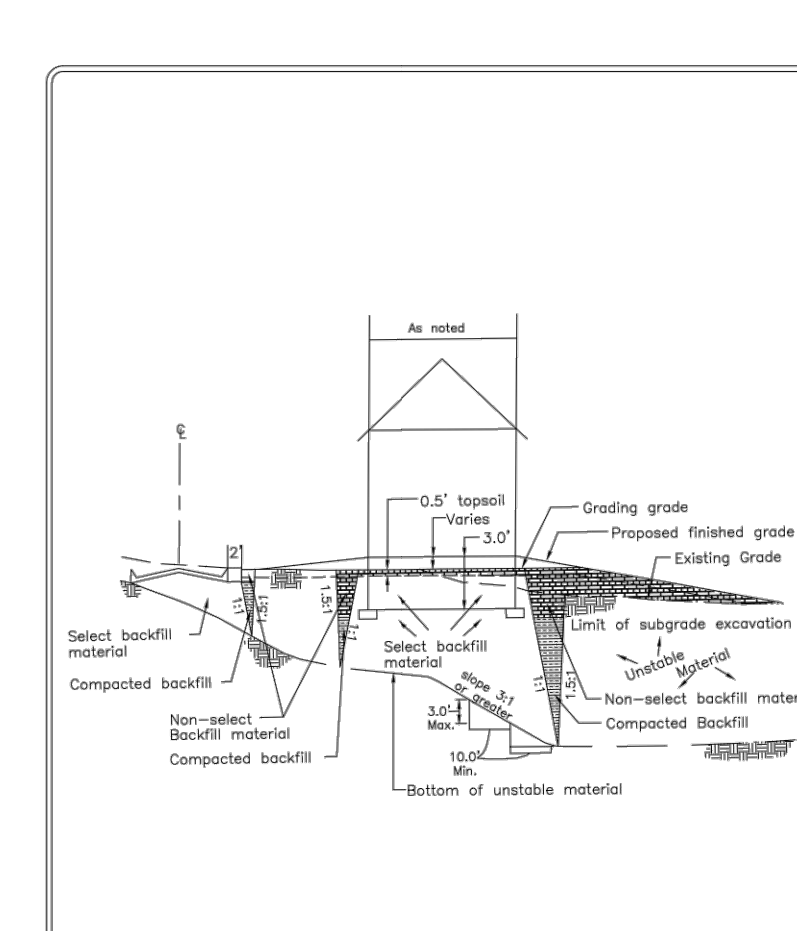
STANDARD DETAILS
INLET PROTECTION DEVICES
FARMINGTON, MINNESOTA



STANDARD DETAILS
SEDIMENT CONTROL LOG
FARMINGTON, MINNESOTA



STANDARD DETAILS
STREET LIGHT
RESIDENTIAL DISTRICT
FARMINGTON, MINNESOTA



STANDARD DETAILS
SUBGRADE CORRECTION
FARMINGTON, MINNESOTA

DESIGNED: **CUJ**
CHECKED: **CUJ**
DRAWN: **DJW**
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: **04/18/22**
REVISIONS:
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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

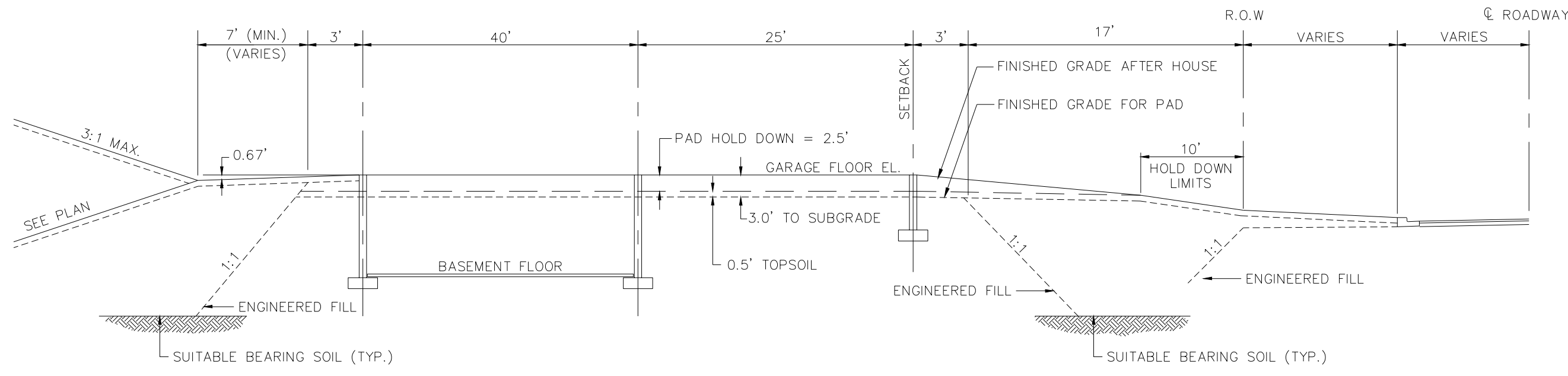
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RYAN BLUHM
DATE: **06/01/22** LICENSE NO. **41527**

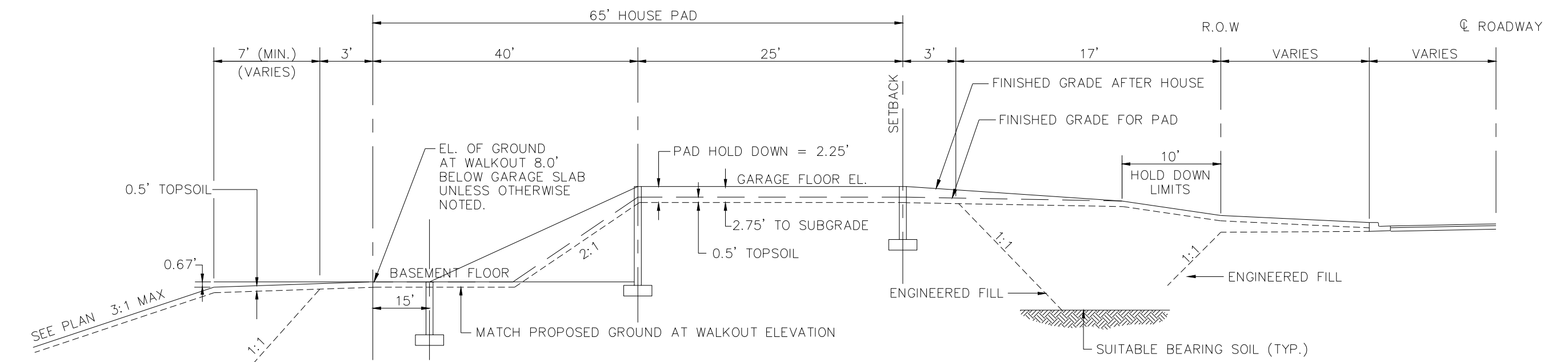
MEADOWVIEW PRESERVE
FARMINGTON, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoods.com
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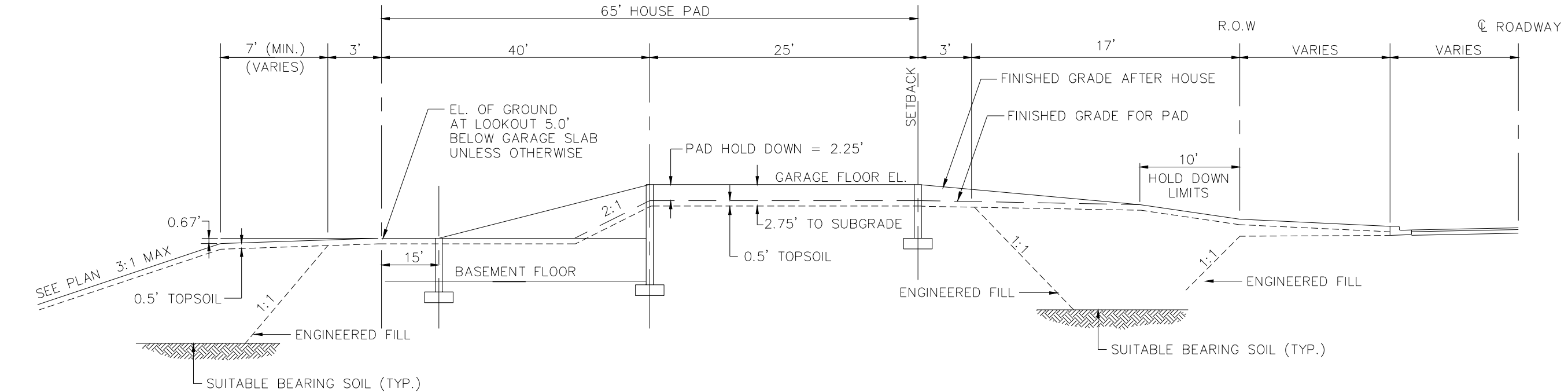
SHEET NUMBER:
16 OF **24**
DETAILS
PROJECT NUMBER: 0033754.00 DATE: 06/01/22



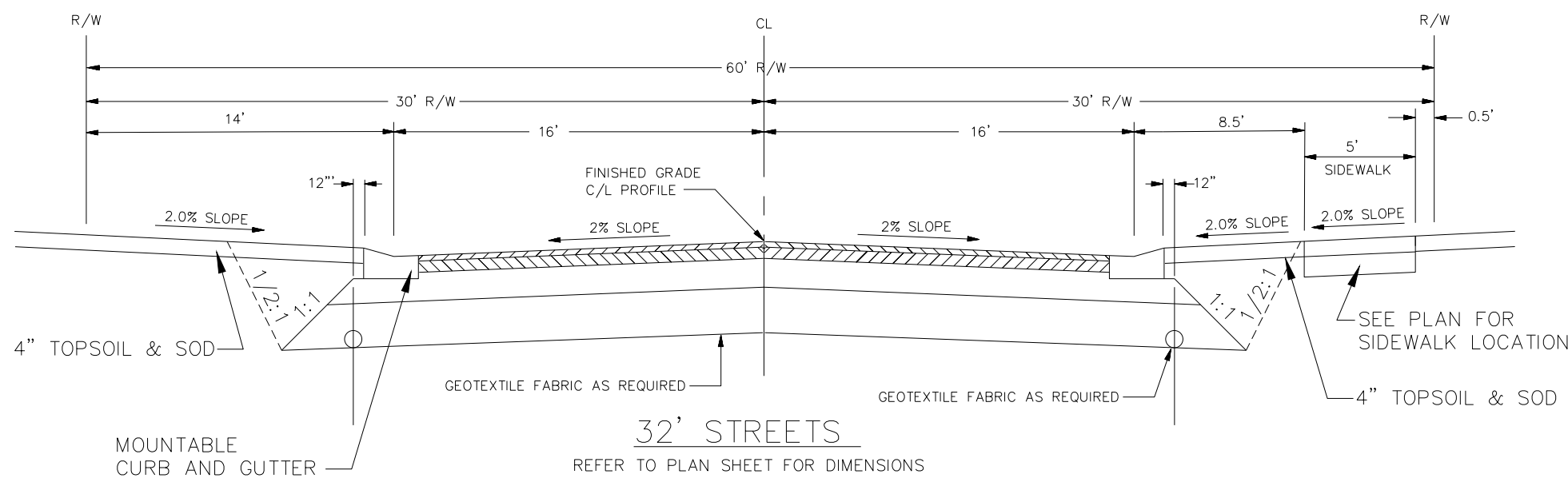
Rambler (R)
 N.T.S.



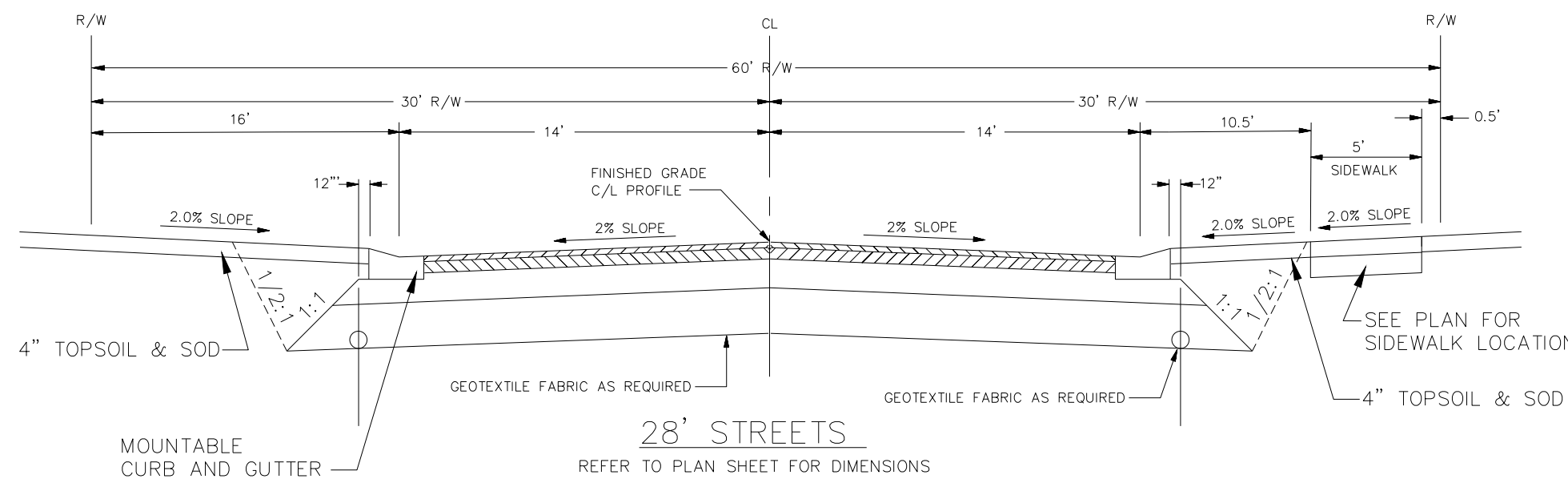
Walk-Out (WO)
 N.T.S.



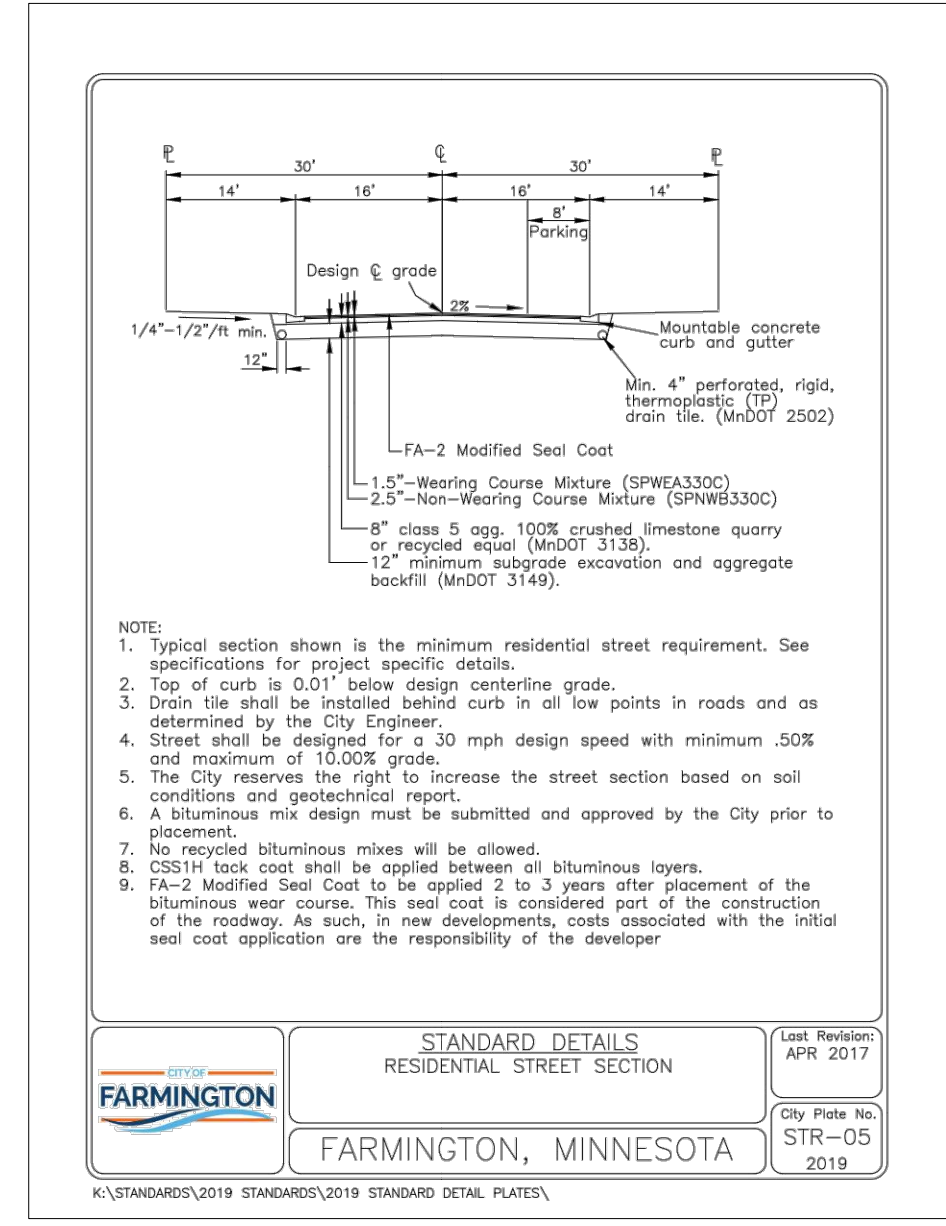
Look-Out (LO)
 N.T.S.



32' STREETS
 REFER TO PLAN SHEET FOR DIMENSIONS

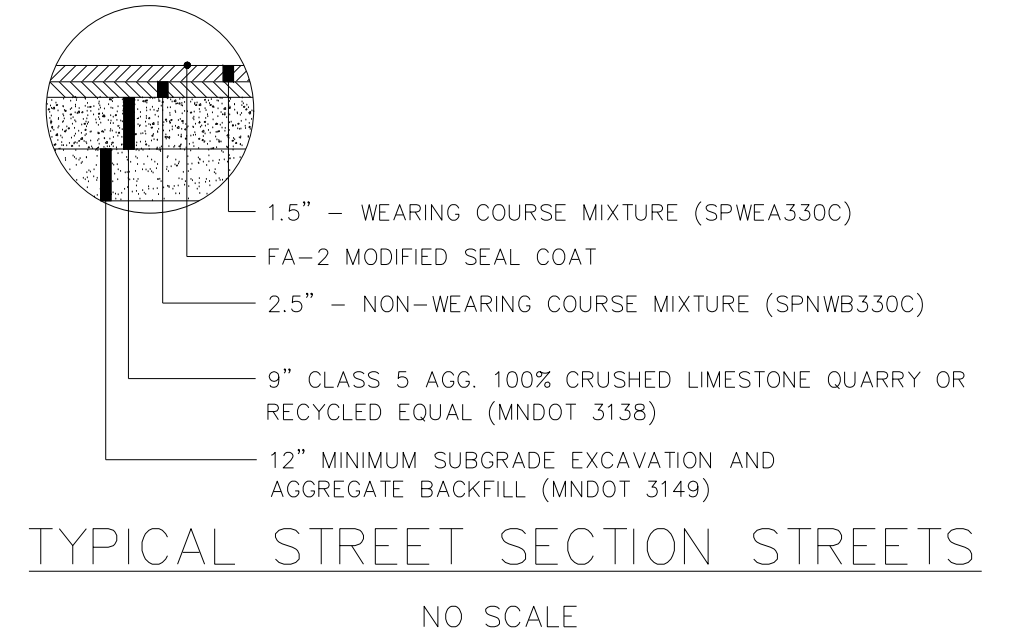


28' STREETS
 REFER TO PLAN SHEET FOR DIMENSIONS



- NOTE:
1. Typical section shown is the minimum residential street requirement. See specifications for project specific details.
 2. Top of curb is 0.01' below design centerline grade.
 3. Drain tile shall be installed behind curb in all low points in roads and as determined by the City Engineer.
 4. Street shall be designed for a 30 mph design speed with minimum .50% and maximum of 10.00% grade.
 5. The City reserves the right to increase the street section based on soil conditions and geotechnical report.
 6. A bituminous mix design must be submitted and approved by the city prior to placement.
 7. No recycled bituminous mixes will be allowed.
 8. CSSIM lock coat shall be applied between all bituminous layers.
 9. FA-2 Modified Seal Coat to be applied 2 to 3 years after placement of the bituminous wear course. This seal coat is considered part of the construction of the roadway. As such, in new developments, costs associated with the initial seal coat application are the responsibility of the developer.

STANDARD DETAILS
 RESIDENTIAL STREET SECTION
 FARMINGTON, MINNESOTA
 City Plate No. STR-05 2019



TYPICAL STREET SECTION STREETS
 NO SCALE

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| | |
|-------------------|-----|
| DESIGNED: | CLJ |
| CHECKED: | CLJ |
| DRAWN: | DJW |
| HORIZONTAL SCALE: | |
| VERTICAL SCALE: | |

| | |
|----------------|---|
| INITIAL ISSUE: | 04/18/22 |
| REVISIONS: | |
| △ | 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION |
| △ | |
| △ | |
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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
 17305 CEDAR AVE S. #200
 LAKEVILLE, MN 55044

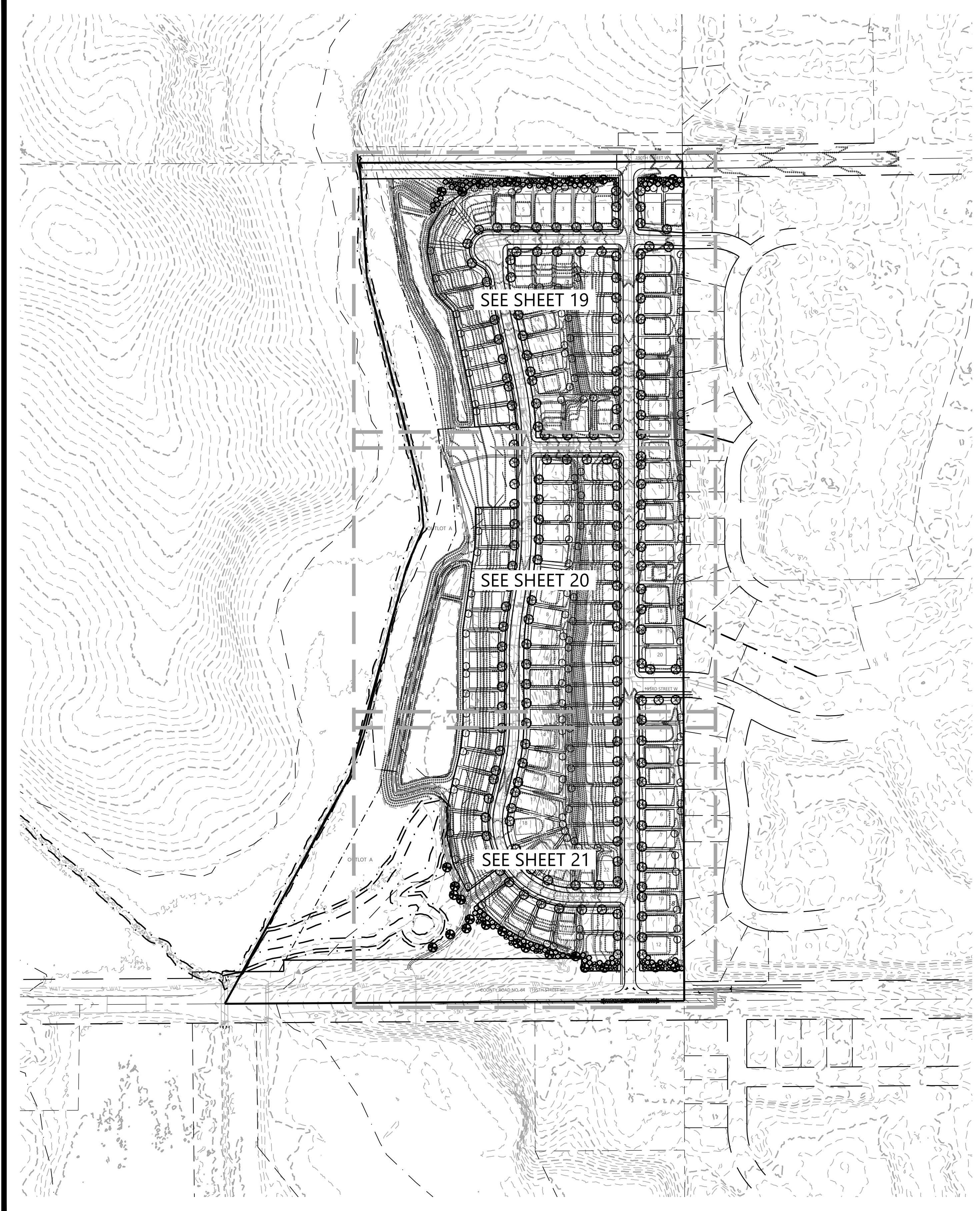
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RYAN BLUHM
 DATE: 06/01/22 LICENSE NO. 41527

MEADOWVIEW PRESERVE
 FARMINGTON, MN

Westwood
 Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

SHEET NUMBER:
17 OF **24**
 DATE: 06/01/22
 PROJECT NUMBER: 003754.00

MEADOWVIEW PRESERVE



PRELIMINARY PLANT SCHEDULE

| SYMBOL | QTY. | COMMON/BOTANICAL NAME | SIZE | SPACING O.C. | MATURE SIZE |
|--------|------|---|-----------------|--------------|---------------------|
| | 173 | Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skycyle' | 2.5" BB | AS SHOWN | H 50' W 35'-40' |
| | | Red Oak / Quercus rubra | 2.5" BB | AS SHOWN | H 50'-70' W 40'-50' |
| | | Northern Pin Oak / Quercus ellipsoidalis | 2.5" BB | AS SHOWN | H 50'-60' W 40'-50' |
| | | Swamp White Oak / Quercus bicolor | 2.5" BB | AS SHOWN | H 50'-60' W 40'-50' |
| | | St. Croix Elm / Ulmus americana 'St. Croix' | 2.5" BB | AS SHOWN | H 60'-80' W 40'-60' |
| | 134 | Accolade Elm / Ulmus japonica x wilsoniana 'Morton' | 2.5" BB | AS SHOWN | H 70' W 40'-50' |
| | | Yellowwood / Cladrastis kentuckea | 2.5" BB | AS SHOWN | H 60' W 30'-40' |
| | | Kentucky Coffeetree / Gymnocladus dioicus | 2.5" BB | AS SHOWN | H 60' W 30'-40' |
| | | Autumn Gold Ginkgo / Ginkgo biloba 'Autumn Gold' | 2.5" BB | AS SHOWN | H 50' W 30' |
| | | Hackberry / Celtis occidentalis | 2.5" BB | AS SHOWN | H 50'-75' W 50' |
| | 31 | Black Hills Spruce / Picea glauca densata | 6" HT, BB | AS SHOWN | H 30'-40' W 20'-30' |
| | | Colorado Spruce / Picea pungens | 6" HT, BB | AS SHOWN | H 40'-60' W 15'-30' |
| | | White Pine / Pinus strobus | 6" HT, BB | AS SHOWN | H 50'-80' W 30'-40' |
| | | Norway Pine / Pinus resinosa | 6" HT, BB | AS SHOWN | H 60'-80' W 25'-30' |
| | 82 | Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis' | 2" BB | AS SHOWN | H 15'-20' W 15'-20' |
| | | Japanese Tree Lilac / Syringa reticulata | 6" HT, BB CLUMP | AS SHOWN | H 25'-30' W 20'-25' |
| | | Allegheny Serviceberry / Amelanchier laevis | 6" HT, BB CLUMP | AS SHOWN | H 15'-25' W 15'-25' |
| | | Quaking Aspen / Populus tremuloides | 2" BB | AS SHOWN | H 40'-60' W 20'-30' |
| | | Spring Snow Crab / Malus 'Spring Snow' | 2" BB | AS SHOWN | H 20' W 20' |

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. REFER TO FINAL LANDSCAPE PLANS FOR SPECIES LOCATIONS AND QUANTITIES. TREES MARKED WITH A + INDICATED LIMITED USE SPECIES AND ARE NOT USED ON BOULEVARD.

LANDSCAPE REQUIREMENTS

| | |
|---|-----------|
| TOTAL LANDSCAPE REQUIRED: | 366 TREES |
| * LOT FRONTAGE TREES: 1 TREE PER 40' OF LOT FRONTAGE OR 1 TREE PER LOT IF 40' IS NOT FEASIBLE. LOT FRONTAGE TREES SHALL BE PLANTED 8' FROM THE FRONT PROPERTY LINE. ** 11,078 LF / 40 FT | 277 TREES |
| TREE REPLACEMENT REQUIREMENTS * 219.0 INCHES REQUIRED / 2.5 CALIPER INCHES (SEE TREE PRESERVATION PLAN FOR COMPLETE CALCULATIONS) | 89 TREES |

NATIVE SEEDING LEGEND

- MESIC PRAIRIE GENERAL SEED MIX (35-241)
TOTAL AREA (8.9 AC)
- DENOTES STORMWATER NATIVE SEED MIX (33-261)
TOTAL AREA (3.2 AC)
- LOW MAINTENANCE TURF FESCUE (25-131)
TOTAL AREA (1.9 AC)
- WET PRAIRIE NATIVE SEED MIX MNDOT (34-262)
TOTAL AREA (2.3 AC)

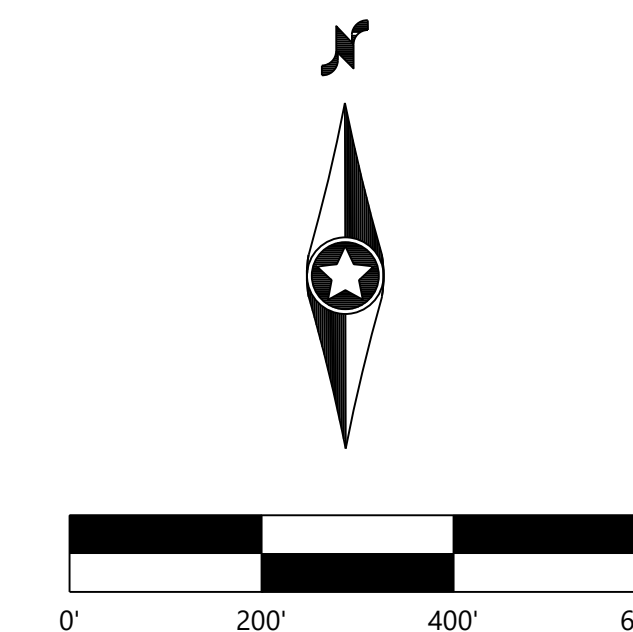
LANDSCAPE PROVISIONS

| | |
|--|-----------|
| TOTAL LANDSCAPING PROVIDED: | 465 TREES |
| * OVERSTORY DECIDUOUS LOT FRONTAGE TREES | 173 TREES |
| * OVERSTORY DECIDUOUS BUFFER TREES: | 31 TREES |
| * CONIFEROUS BUFFER TREES: | 82 TREES |
| * ORNAMENTAL TREES: | 45 TREES |
| * FUTURE OVERSTORY LOT TREE (BY BUILDER) | 134 TREES |

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
* ALL DISTURBED AREAS IN 190TH STREET W. R.O.W. AND COUNTY ROAD 64 (195TH STREET W.) R.O.W. TO BE SEEDED WITH MESIC GENERAL ROADSIDE SEED MIX (25-141)

NOTES:

- STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
- TREES SHALL BE PLANTED MINIMUM 4' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
- WHERE TREES CAN NOT BE PLANTED IN THE BOULEVARD DUE TO LIMITED SPACE, TREES SHALL BE PLANTED MINIMUM 4' FROM BACK OF SIDEWALK IN A LOCATION THAT DOES NOT INTERFERE WITH INDIVIDUAL SEWER & WATER CONNECTIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
- NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
- NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
- NO TREES SHOULD BE LOCATED WITHIN STORM POND ACCESS ROUTE.
- NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.



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DESIGNED: CLJ
CHECKED: CLJ
DRAWN: DJW
HORIZONTAL SCALE: 200'
VERTICAL SCALE:

INITIAL ISSUE: 04/18/22
REVISIONS:
▲ 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION
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PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY L. MEYER
DATE: 06/01/22 LICENSE NO. 26971

MEADOWVIEW PRESERVE
FARMINGTON, MN

Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
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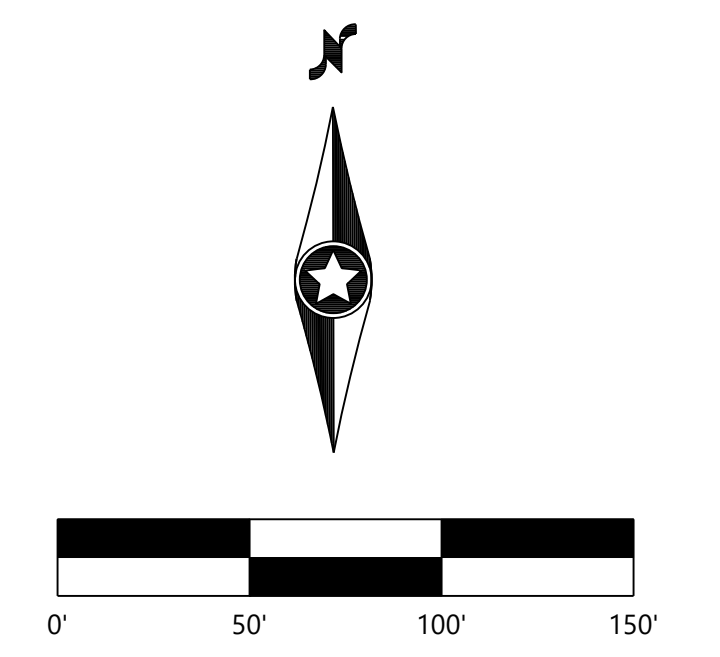
OVERALL PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER:
18 OF 24
DATE: 06/01/22

PROJECT NUMBER: 0033754.00

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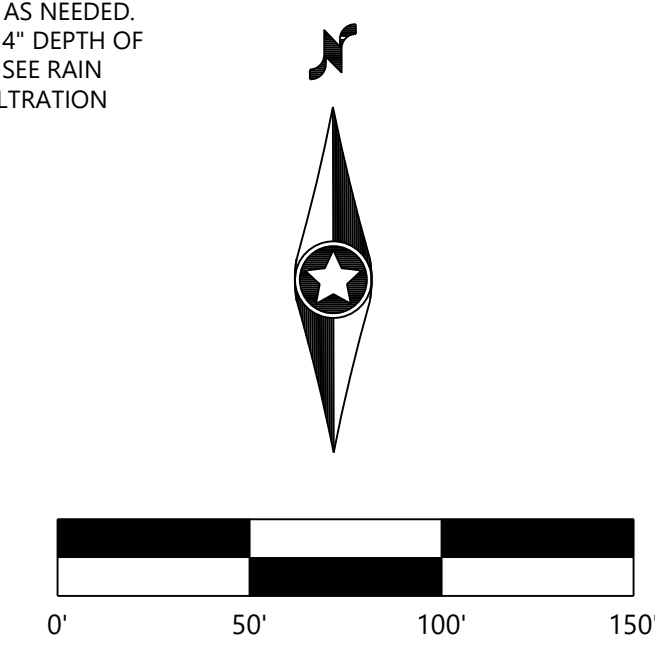
PRELIMINARY
 LANDSCAPE PLAN
 PROJECT NUMBER: 0033754.00

SHEET NUMBER:
19 OF **24**
 DATE: 06/01/22



PLANTING NOTES

- 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.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- 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.
- 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.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- 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.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- 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.
- 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.
- 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 COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- 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).
- 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 AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- 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.
- 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.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 15, WOOD FIBER 15), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINOR WINDS. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.



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| DESIGNED: | CUJ |
| CHECKED: | CUJ |
| DRAWN: | DJW |
| HORIZONTAL SCALE: | 200' |
| VERTICAL SCALE: | |

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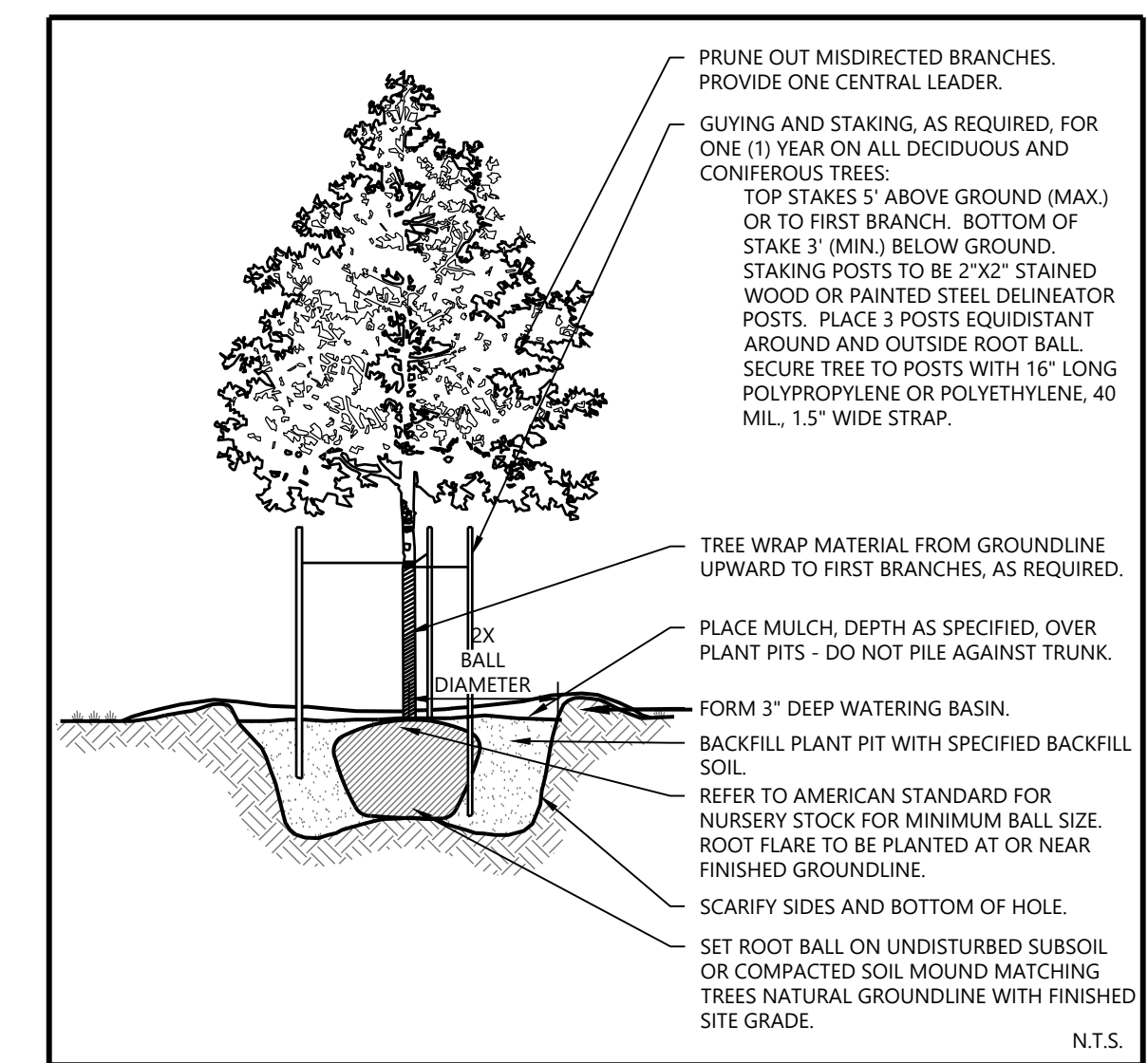
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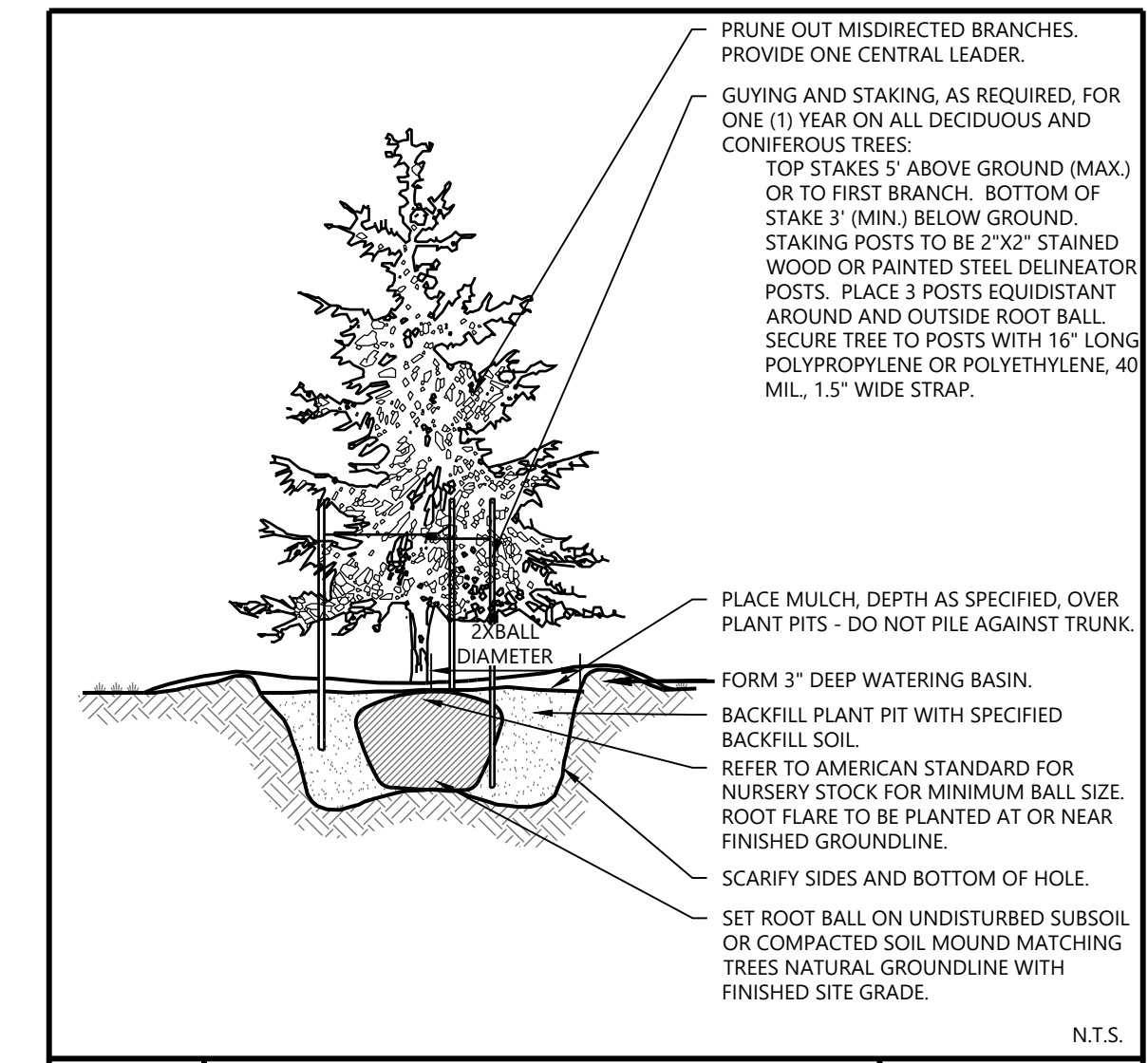
PRELIMINARY
**LANDSCAPE PLAN &
PLANTING NOTES**
PROJECT NUMBER: 0033754.00

SHEET NUMBER:
20 OF **24**
DATE: 06/01/22

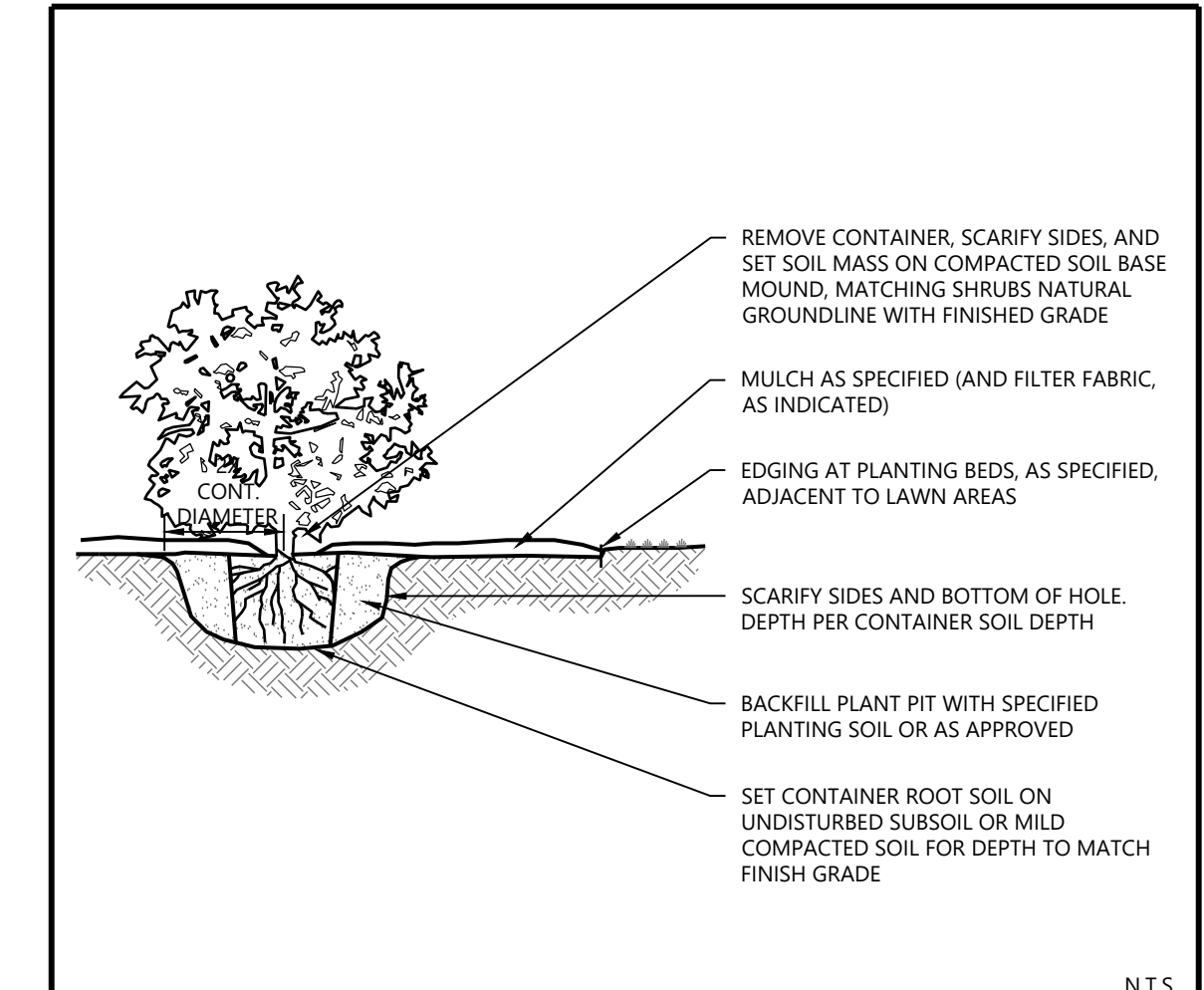
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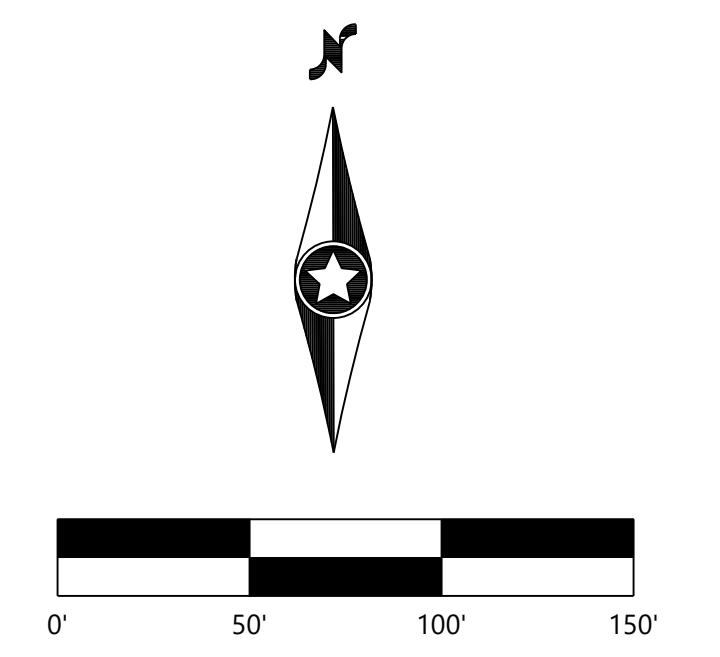
Westwood DECIDUOUS TREE PLANTING LAST REVISED: 10/19/18 LA28



Westwood EVERGREEN TREE PLANTING LAST REVISED: 10/19/18 LA29



Westwood SHRUB & PERENNIAL CONTAINER PLANTING LAST REVISED: 10/23/18 LA27-C



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PRELIMINARY
 LANDSCAPE PLAN &
 PLANTING DETAILS
 PROJECT NUMBER: 0033754.00

SHEET NUMBER:
21 OF **24**
 DATE: 06/01/22

TREE PRESERVATION REQUIREMENTS

COMMON TREE: INCLUDES ASH, ASPEN, BOX ELDER, COTTONWOOD, ELM, HACKBERRY, LOCUST, POPLAR, SILVER MAPLE, WILLOW, AND ANY OTHER TREE SPECIES NOT DEFINED AS A 'HARDWOOD DECIDUOUS TREE' OR 'CONIFEROUS/ EVERGREEN TREE'

CONIFEROUS/ EVERGREEN TREE: A WOODY PLANT, WHICH AT MATURITY, IS AT LEAST TWELVE FEET (12') OR MORE IN HEIGHT AND HAS FOLIAGE ON THE OUTERMOST PORTION OF THE BRANCHES YEAR ROUND. TAMARACKS (LARCH) ARE INCLUDED AS A CONIFEROUS TREE SPECIES.

DECIDUOUS TREE: A WOODY PLANT WHICH, AT MATURITY, IS AT LEAST FIFTEEN FEET (15') OR MORE IN HEIGHT, HAS A DEFINED CROWN, AND SHEDS LEAVES ANNUALLY.

HARDWOOD DECIDUOUS TREE: INCLUDES BIRCH, BASSWOOD, BLACK CHERRY, CATALPA, HICKORY, IRONWOOD, HARD MAPLES, OAK AND WALNUT.

INVASIVE TREE SPECIES: A TREE SPECIES THAT IS NONNATIVE TO THE ECOSYSTEM AND WHOSE INTRODUCTION CAUSES ECONOMIC OR ENVIRONMENTAL HARM. INVASIVE TREE SPECIES INCLUDE, BUT ARE NOT LIMITED TO, COMMON BUCKTHORN (Rhamnus cathartica), GLOSSY BUCKTHORN (Rhamnus frangula), TARTARIAN HONEYSUCKLE (Lonicera tatarica), AMUR MAPLE (Acer ginnala), AND SIBERIAN ELM (Ulmus pumila).

SIGNIFICANT TREE: A HEALTHY TREE MEASURING A MINIMUM OF SIX INCHES (6") IN DIAMETER FOR HARDWOOD DECIDUOUS TREES, EIGHT INCHES (8") IN DIAMETER FOR CONIFEROUS/EVERGREEN TREES, OR TWELVE INCHES (12") IN DIAMETER FOR COMMON TREES, AS DEFINED IN THIS SECTION.

SPECIMEN TREE: A HEALTHY HARDWOOD DECIDUOUS TREE MEASURING EQUAL TO OR GREATER THAN THIRTY INCHES (30") IN DIAMETER.

ALLOWABLE TREE REMOVAL: UP TO THIRTY PERCENT (30%) OF THE DIAMETER INCHES OF SIGNIFICANT TREES ON ANY PARCEL OF LAND BEING DEVELOPED MAY BE REMOVED WITHOUT REPLACEMENT REQUIREMENTS. REPLACEMENT ACCORDING TO THE TREE REPLACEMENT SCHEDULE IS REQUIRED WHEN REMOVAL EXCEEDS MORE THAN THIRTY PERCENT (30%) OF THE TOTAL SIGNIFICANT TREE DIAMETER INCHES.

TREE REPLACEMENT CALCULATIONS: THIRTY PERCENT (30%) OF THE TOTAL DIAMETER INCHES OF SIGNIFICANT TREES ON THE SITE MAY BE REMOVED WITHOUT REPLACEMENT. THE ALLOWABLE THIRTY PERCENT (30%) REMOVAL IS FIRST CREDITED TO THE COMMON TREES REMOVED, THEN THE CONIFERS, AND LASTLY THE HARDWOOD SPECIES.

- THE FOLLOWING CALCULATION PROCEDURE MUST BE USED TO DETERMINE TREE REPLACEMENT REQUIREMENTS:
- A) CALCULATE THIRTY PERCENT (30%) OF THE TOTAL DIAMETER INCHES OF SIGNIFICANT TREES ON SITE. THIS IS THE ALLOWABLE TREE REMOVAL LIMIT, OR THE NUMBER OF INCHES THAT CAN BE REMOVED WITHOUT REPLACEMENT.
- B) SUBTRACT THE TOTAL DIAMETER INCHES OF COMMON TREE SPECIES THAT WILL BE REMOVED FROM THE ALLOWABLE LIMIT.
- C) IF THERE ARE ANY ALLOWABLE INCHES LEFT, SUBTRACT THE TOTAL DIAMETER INCHES OF CONIFEROUS/ EVERGREEN TREE SPECIES THAT WILL BE REMOVED FROM THE REMAINING ALLOWABLE INCHES.
- D) IF THERE ARE ANY ALLOWABLE INCHES LEFT, SUBTRACT THE TOTAL DIAMETER INCHES OF HARDWOOD DECIDUOUS TREE SPECIES TREE SPECIES THAT WILL BE REMOVED FROM THE REMAINING ALLOWABLE INCHES.

IF AT ANY POINT IN THE ABOVE CALCULATION PROCEDURE THE NUMBER OF INCHES TO BE REMOVED EXCEEDS THE THIRTY PERCENT (30%) ALLOWABLE REMOVAL LIMIT, THE REMAINING INCHES OF REMOVAL ABOVE THE ALLOWABLE LIMIT MUST BE REPLACED ACCORDING TO THE TREE REPLACEMENT SCHEDULE DOWN PER TREE REPLACEMENT SCHEDULE.

TREE REPLACEMENT SCHEDULE: TREE REMOVALS OVER THE ALLOWABLE TREE REMOVAL LIMIT ON THE PARCEL SHALL BE REPLACED ACCORDING TO THE FOLLOWING SCHEDULE:

- A) COMMON TREE SPECIES SHALL BE REPLACED WITH NEW TREES, AT A RATE OF ONE-EIGHT (1/8) THE DIAMETER INCHES LOST (i.e., 1 INCH DIAMETER OF REPLACEMENT TREES FOR EACH 8 INCHES OF TREE DIAMETER LOST), REPLACEMENT TREES MUST BE A MINIMUM OF ONE INCH (1") DIAMETER.
- B) CONIFEROUS/ EVERGREEN SPECIES SHALL BE REPLACED WITH NEW TREES, CONIFEROUS OR DECIDUOUS, AT A RATE OF ONE-FOURTH (1/4) THE DIAMETER INCHES LOST (i.e., 1 INCH DIAMETER OF REPLACEMENT TREES FOR EACH 4 INCHES OF TREE DIAMETER LOST). REPLACEMENT TREES MUST BE A MINIMUM OF ONE INCH (1") IN DIAMETER. SINCE CONIFEROUS SPECIES ARE OFTEN SOLD BY HEIGHT RATHER THAN DIAMETER INCH, THE FOLLOWING CONVERSION FORMULA CAN BE USED: HEIGHT OF REPLACEMENT CONIFEROUS TREE / 2 = DIAMETER INCHES OF CREDIT
- C) HARDWOOD DECIDUOUS TREE SPECIES SHALL BE REPLACED WITH NEW HARDWOOD DECIDUOUS TREES AT A RATE OF ONE-HALF (1/2) THE DIAMETER INCHES LOST (i.e. 1 INCH DIAMETER OF REPLACEMENT TREES FOR EACH 2 INCHES OF TREE DIAMETER LOST). REPLACEMENT TREES MUST BE A MINIMUM OF ONE INCH (1") IN DIAMETER.

TREE PRESERVATION CALCULATIONS

| TREE REPLACEMENT CALCULATIONS | |
|--|---------------|
| TOTAL SIGNIFICANT HEALTHY CALIPER INCHES | 2,451 DBH IN. |
| 30% ALLOWABLE TREE REMOVAL | 735.3 DBH IN. |
| TOTAL HEALTHY DBH INCHES REMOVED | 2,451 DBH IN. |
| ON-SITE HARDWOODS REMOVED | 12 DBH IN. |
| ON-SITE COMMON/DECIDUOUS TREES REMOVED | 2,439 DBH IN. |
| ON-SITE CONIFERS REMOVED | 0 DBH IN. |
| EXCESS TREE REMOVAL | 1,716 DBH IN. |

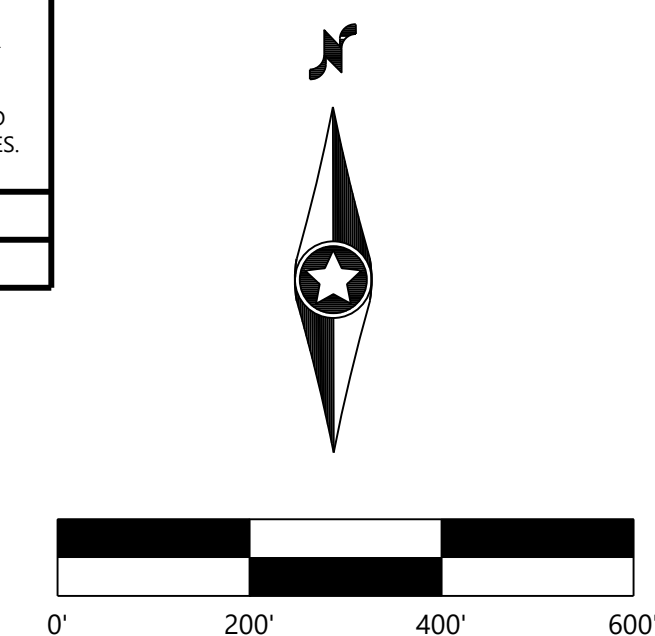
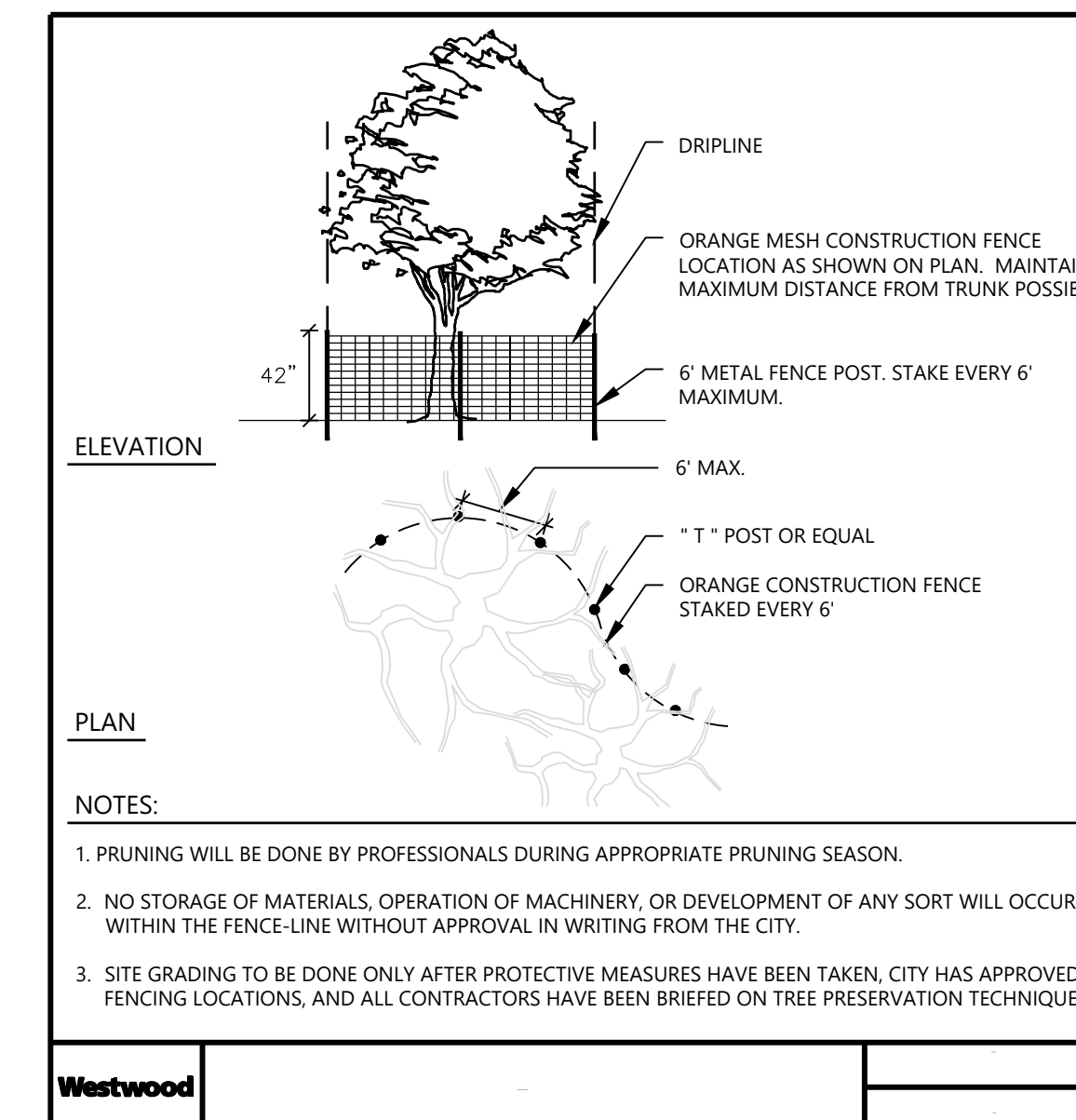
| TREE REPLACEMENT REQUIRED | | |
|---|----------------------|------------------|
| REPLACEMENT TREES | REPLACEMENT REQUIRED | EQUIVALENT TREES |
| COMMON TREES (2,439" removals less 735.3" allowance)*0.125 | 213 CAL IN. | 86 TREES |
| HARDWOOD TREES (12" removals less 0" allowance)*0.50 | 6 CAL IN. | 3 TREES |
| TREE REPLACEMENT REQUIRED | 219 CAL IN. | 89 TREES |

Hardwood Replacement Trees Are Required to be Replaced with Hardwood Species
*Replacement common/hardwood trees proposed @ 2.5" Cal. size. Conifer @ 6' height (3" Cal.)

LEGEND

- DENOTES EXISTING CONIFEROUS TREE TO REMAIN
- DENOTES EXISTING DECIDUOUS TREE TO REMAIN
- DENOTES EXISTING CONIFEROUS TREE TO BE REMOVED
- DENOTES EXISTING DECIDUOUS TREE TO BE REMOVED

TREE PROTECTION DETAIL



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DESIGNED: CLJ
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VERTICAL SCALE:

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LAKEVILLE, MN 55044

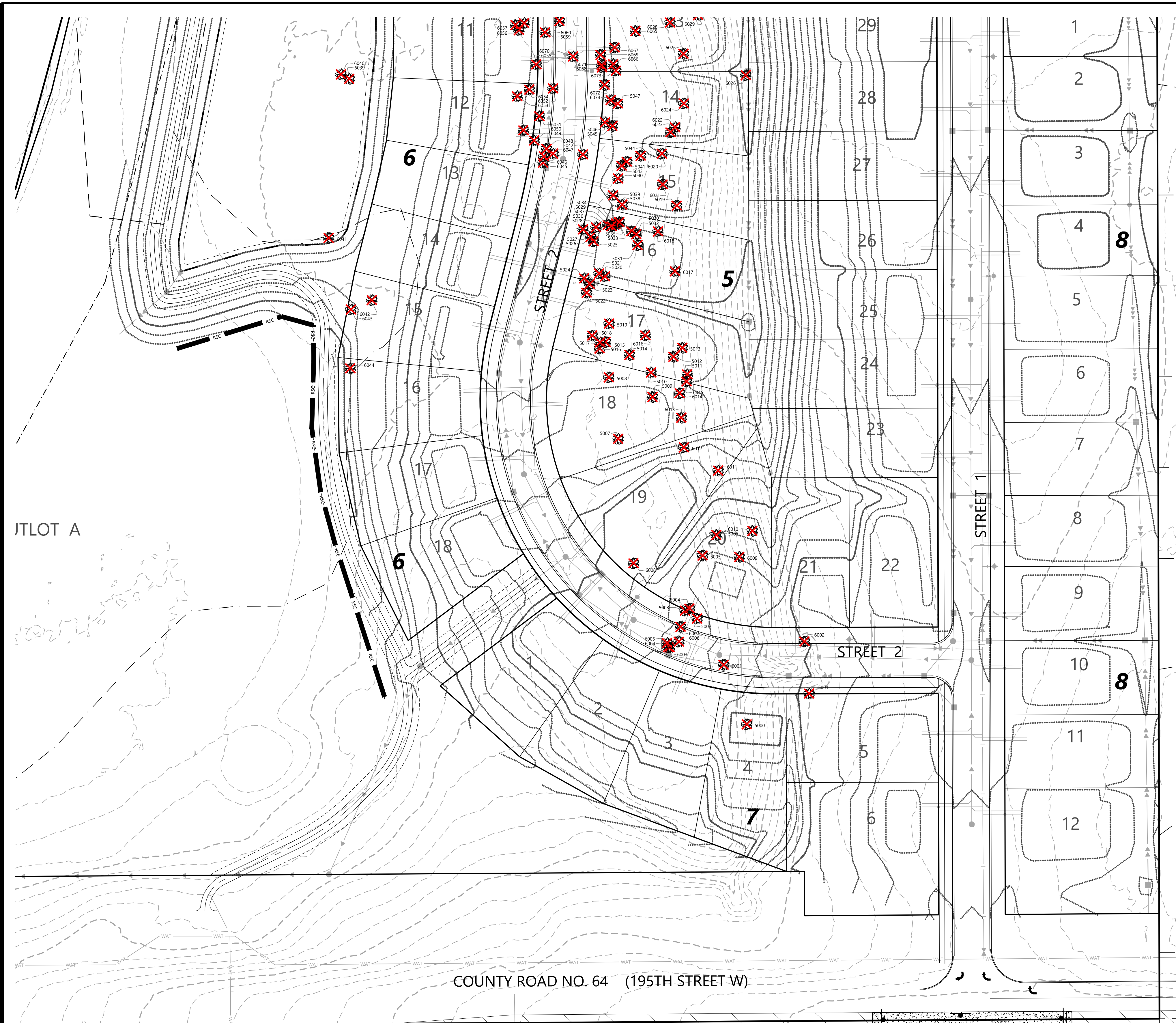
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY L. MEYER
DATE: 06/01/22 LICENSE NO. 26971

MEADOWVIEW PRESERVE
FARMINGTON, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

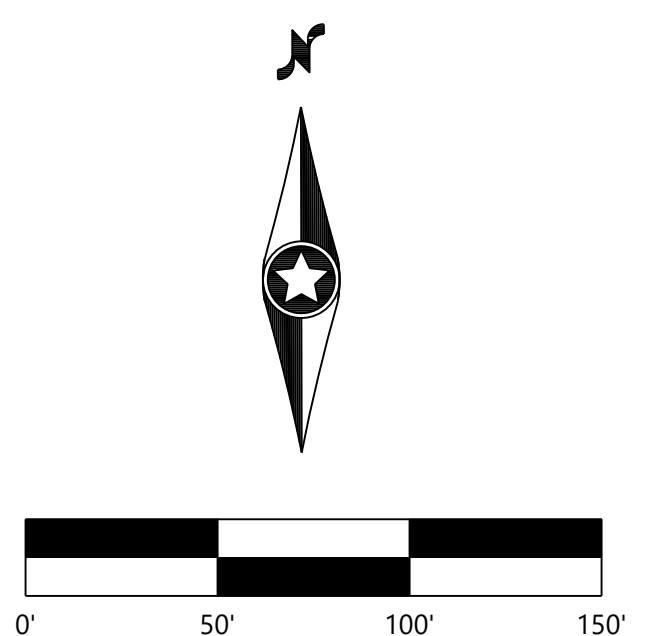
OVERALL TREE PRESERVATION
PROJECT NUMBER: 0033754.00

SHEET NUMBER:
22 OF **24**
DATE: 06/01/22



TREE INVENTORY

| TREE TAG | SPECIES | SIZE (DBH) | MULTI | TREE TYPE | STATUS | TREE TAG | SPECIES | SIZE (DBH) | MULTI | TREE TYPE | STATUS |
|----------|--------------|------------|-------|--------------------|-------------------------|----------|--------------|------------|-------|----------------------|-------------------------|
| 5000 | Siberian Elm | 15 | x | Deciduous | Removed-Exempt-Invasive | 6031 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5001 | Siberian Elm | 24 | | Deciduous | Removed-Exempt-Invasive | 6032 | Cottonwood | 18 | | Common (Deciduous) | Removed |
| 5002 | Siberian Elm | 24 | | Deciduous | Removed-Exempt-Invasive | 6033 | Cottonwood | 23 | | Common (Deciduous) | Removed |
| 5003 | Cottonwood | 18 | | Common (Deciduous) | Removed | 6034 | Cottonwood | 12 | | Common (Deciduous) | Removed |
| 5004 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6035 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5005 | Siberian Elm | 14 | x | Deciduous | Removed-Exempt-Invasive | 6036 | Cottonwood | 19 | | Common (Deciduous) | Removed |
| 5006 | Siberian Elm | 14 | x | Deciduous | Removed-Exempt-Invasive | 6037 | Cottonwood | 21 | | Common (Deciduous) | Removed |
| 5007 | Cottonwood | 20 | x | Common (Deciduous) | Removed | 6038 | Cottonwood | 13 | | Common (Deciduous) | Removed |
| 5008 | Boxelder | 13 | | Common (Deciduous) | Removed | 6039 | Cottonwood | 12 | | Common (Deciduous) | Removed |
| 5009 | Boxelder | 13 | x | Common (Deciduous) | Removed | 6040 | Cottonwood | 17 | | Common (Deciduous) | Removed |
| 5010 | Boxelder | 12 | | Common (Deciduous) | Removed | 6041 | Siberian Elm | 12 | | Deciduous | Removed-Exempt-Invasive |
| 5011 | Boxelder | 12 | | Common (Deciduous) | Removed | 6042 | Cottonwood | 14 | x | Common (Deciduous) | Removed |
| 5012 | Boxelder | 13 | | Common (Deciduous) | Removed | 6043 | Cottonwood | 23 | | Common (Deciduous) | Removed |
| 5013 | Boxelder | 12 | | Common (Deciduous) | Removed | 6044 | Cottonwood | 12 | | Common (Deciduous) | Removed |
| 5014 | Cottonwood | 13 | | Common (Deciduous) | Removed | 6045 | Boxelder | 14 | | Common (Deciduous) | Removed |
| 5015 | Cottonwood | 14 | | Common (Deciduous) | Removed | 6046 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5016 | Cottonwood | 15 | | Common (Deciduous) | Removed | 6047 | Black Willow | 12 | | Common (Deciduous) | Removed |
| 5017 | Cottonwood | 14 | | Common (Deciduous) | Removed | 6048 | Cottonwood | 18 | | Common (Deciduous) | Removed |
| 5018 | Cottonwood | 13 | | Common (Deciduous) | Removed | 6049 | Cottonwood | 15 | | Common (Deciduous) | Removed |
| 5019 | Cottonwood | 14 | | Common (Deciduous) | Removed | 6050 | Cottonwood | 15 | | Common (Deciduous) | Removed |
| 5020 | Cottonwood | 20 | | Common (Deciduous) | Removed | 6051 | Cottonwood | 22 | x | Common (Deciduous) | Removed |
| 5021 | Cottonwood | 18 | | Common (Deciduous) | Removed | 6052 | Boxelder | 15 | | Common (Deciduous) | Removed |
| 5022 | Cottonwood | 14 | | Common (Deciduous) | Removed | 6053 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5023 | Cottonwood | 18 | | Common (Deciduous) | Removed | 6054 | Cottonwood | 20 | | Common (Deciduous) | Removed |
| 5024 | Cottonwood | 13 | | Common (Deciduous) | Removed | 6055 | Boxelder | 13 | | Common (Deciduous) | Removed |
| 5025 | Cottonwood | 17 | | Common (Deciduous) | Removed | 6056 | Cottonwood | 20 | | Common (Deciduous) | Removed |
| 5026 | Cottonwood | 16 | | Common (Deciduous) | Removed | 6057 | Black Willow | 12 | | Common (Deciduous) | Removed |
| 5027 | Cottonwood | 18 | | Common (Deciduous) | Removed | 6058 | Cottonwood | 12 | | Common (Deciduous) | Removed |
| 5028 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6059 | Cottonwood | 17 | | Common (Deciduous) | Removed |
| 5029 | Cottonwood | 13 | | Common (Deciduous) | Removed | 6060 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5030 | Cottonwood | 14 | | Common (Deciduous) | Removed | 6061 | Cottonwood | 12 | | Common (Deciduous) | Removed |
| 5031 | Cottonwood | 15 | | Common (Deciduous) | Removed | 6062 | Cottonwood | 12 | | Common (Deciduous) | Removed |
| 5032 | Cottonwood | 20 | x | Common (Deciduous) | Removed | 6063 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5033 | Cottonwood | 16 | | Common (Deciduous) | Removed | 6064 | Cottonwood | 15 | | Common (Deciduous) | Removed |
| 5034 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6065 | Boxelder | 15 | | Common (Deciduous) | Removed |
| 5035 | Cottonwood | 13 | | Common (Deciduous) | Removed | 6066 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5036 | Cottonwood | 14 | | Common (Deciduous) | Removed | 6067 | Cottonwood | 12 | | Common (Deciduous) | Removed |
| 5037 | Cottonwood | 24 | x | Common (Deciduous) | Removed | 6068 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5038 | Cottonwood | 18 | | Common (Deciduous) | Removed | 6069 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5039 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6070 | Cottonwood | 15 | x | Common (Deciduous) | Removed |
| 5040 | Cottonwood | 18 | | Common (Deciduous) | Removed | 6071 | Cottonwood | 13 | | Common (Deciduous) | Removed |
| 5041 | Cottonwood | 14 | | Common (Deciduous) | Removed | 6072 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5042 | Cottonwood | 16 | | Common (Deciduous) | Removed | 6073 | Cottonwood | 15 | | Common (Deciduous) | Removed |
| 5043 | Cottonwood | 14 | | Common (Deciduous) | Removed | 6074 | Cottonwood | 13 | | Common (Deciduous) | Removed |
| 5044 | Cottonwood | 14 | | Common (Deciduous) | Removed | 6075 | Cottonwood | 12 | | Common (Deciduous) | Removed |
| 5045 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6076 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5046 | Cottonwood | 16 | | Common (Deciduous) | Removed | 6077 | Cottonwood | 12 | | Common (Deciduous) | Removed |
| 5047 | Cottonwood | 16 | | Common (Deciduous) | Removed | 6078 | Boxelder | 12 | | Common (Deciduous) | Removed |
| 5048 | Cottonwood | 13 | | Common (Deciduous) | Removed | 6079 | Boxelder | 13 | | Common (Deciduous) | Removed |
| 5049 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6080 | Fruit Tree | 10 | | Deciduous | Removed |
| 5050 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6081 | Siberian Elm | 18 | | Deciduous | Removed-Exempt-Invasive |
| 5051 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6082 | Cottonwood | 27 | | Common (Deciduous) | Removed |
| 5052 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6083 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5053 | Cottonwood | 16 | | Common (Deciduous) | Removed | 6084 | Boxelder | 14 | | Common (Deciduous) | Removed |
| 5054 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6085 | Boxelder | 12 | | Common (Deciduous) | Removed |
| 5055 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6086 | Siberian Elm | 16 | | Deciduous | Removed-Exempt-Invasive |
| 5056 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6087 | Boxelder | 18 | | Common (Deciduous) | Removed |
| 5057 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6088 | Black Cherry | 12 | x | Hardwood (Deciduous) | Removed |
| 5058 | Siberian Elm | 13 | | Deciduous | Removed-Exempt-Invasive | 6089 | Boxelder | 17 | | Common (Deciduous) | Removed |
| 5059 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6090 | Boxelder | 14 | | Common (Deciduous) | Removed |
| 5060 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6091 | Boxelder | 16 | | Common (Deciduous) | Removed |
| 5061 | Siberian Elm | 14 | | Deciduous | Removed-Exempt-Invasive | 6092 | Boxelder | 17 | | Common (Deciduous) | Removed |
| 5062 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6093 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5063 | Cottonwood | 13 | | Common (Deciduous) | Removed | 6094 | Cottonwood | 18 | x | Common (Deciduous) | Removed |
| 5064 | Cottonwood | 14 | | Common (Deciduous) | Removed | 6095 | Siberian Elm | 17 | | Deciduous | Removed-Exempt-Invasive |
| 5065 | Cottonwood | 14 | | Common (Deciduous) | Removed | 6096 | Boxelder | 15 | | Common (Deciduous) | Removed |
| 5066 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6097 | Siberian Elm | 14 | | Deciduous | Removed-Exempt-Invasive |
| 5067 | Siberian Elm | 18 | x | Deciduous | Removed-Exempt-Invasive | 6098 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5068 | Siberian Elm | 14 | | Deciduous | Removed-Exempt-Invasive | 6099 | Cottonwood | 18 | | Common (Deciduous) | Removed |
| 5069 | Siberian Elm | 18 | x | Deciduous | Removed-Exempt-Invasive | 6100 | Cottonwood | 23 | | Common (Deciduous) | Removed |
| 5070 | Cottonwood | 20 | | Common (Deciduous) | Removed | 6101 | Boxelder | 14 | | Common (Deciduous) | Removed |
| 5071 | Cottonwood | 17 | | Common (Deciduous) | Removed | 6102 | Cottonwood | 18 | | Common (Deciduous) | Removed |
| 5072 | Cottonwood | 13 | | Common (Deciduous) | Removed | 6103 | Cottonwood | 14 | | Common (Deciduous) | Removed |
| 5073 | Cottonwood | 14 | x | Common (Deciduous) | Removed | 6104 | Cottonwood | 15 | | Common (Deciduous) | Removed |
| 5074 | Cottonwood | 12 | | Common (Deciduous) | Removed | 6105 | Cottonwood | 16 | | Common (Deciduous) | Removed |
| 5075 | Cottonwood | 16 | | Common (Deciduous) | Removed | 6106 | Cottonwood | 18 | | Common (Deciduous) | Removed |
| 5076 | Cottonwood | 13 | | Common (Deciduous) | Removed | | | | | | |
| 5077 | Cottonwood | 12 | | Common (Deciduous) | Removed | | | | | | |
| 5078 | Cottonwood | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6001 | Siberian Elm | 13 | | Deciduous | Removed-Exempt-Invasive | | | | | | |
| 6002 | Boxelder | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6003 | Cottonwood | 15 | | Common (Deciduous) | Removed | | | | | | |
| 6004 | Cottonwood | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6005 | Cottonwood | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6006 | Cottonwood | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6007 | Cottonwood | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6008 | Siberian Elm | 12 | | Deciduous | Removed-Exempt-Invasive | | | | | | |
| 6009 | Boxelder | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6010 | Siberian Elm | 18 | | Deciduous | Removed-Exempt-Invasive | | | | | | |
| 6011 | Siberian Elm | 14 | | Deciduous | Removed-Exempt-Invasive | | | | | | |
| 6012 | Boxelder | 14 | | Common (Deciduous) | Removed | | | | | | |
| 6013 | Cottonwood | 30 | | Common (Deciduous) | Removed | | | | | | |
| 6014 | Cottonwood | 22 | | Common (Deciduous) | Removed | | | | | | |
| 6015 | Siberian Elm | 15 | | Deciduous | Removed-Exempt-Invasive | | | | | | |
| 6016 | Boxelder | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6017 | Cottonwood | 28 | | Common (Deciduous) | Removed | | | | | | |
| 6018 | Boxelder | 13 | | Common (Deciduous) | Removed | | | | | | |
| 6019 | Boxelder | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6020 | Cottonwood | 14 | | Common (Deciduous) | Removed | | | | | | |
| 6021 | Boxelder | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6022 | Cottonwood | 21 | | Common (Deciduous) | Removed | | | | | | |
| 6023 | Cottonwood | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6024 | Cottonwood | 20 | x | Common (Deciduous) | Removed | | | | | | |
| 6025 | Boxelder | 14 | | Common (Deciduous) | Removed | | | | | | |
| 6026 | Boxelder | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6027 | Siberian Elm | 14 | | Deciduous | Removed-Exempt-Invasive | | | | | | |
| 6028 | Boxelder | 16 | | Common (Deciduous) | Removed | | | | | | |
| 6029 | Boxelder | 12 | | Common (Deciduous) | Removed | | | | | | |
| 6030 | Cottonwood | 22 | | Common (Deciduous) | Removed | | | | | | |



NOT FOR CONSTRUCTION

| | |
|-------------------|------|
| DESIGNED: | CLJ |
| CHECKED: | CLJ |
| DRAWN: | DJW |
| HORIZONTAL SCALE: | 200' |
| VERTICAL SCALE: | |

| | |
|----------------|---|
| INITIAL ISSUE: | 04/18/22 |
| REVISIONS: | |
| ▲ | 06/01/22 CITY, COUNTY AND OWNER COMMENTS REVISION |
| ▲ | |
| ▲ | |
| ▲ | |
| ▲ | |

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S. #200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY L. MEYER
DATE: 06/01/22 LICENSE NO. 26971

MEADOWVIEW PRESERVE
FARMINGTON, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
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Westwood Professional Services, Inc.

TREE PRESERVATION PLAN & DATA
SHEET NUMBER: 24 OF 24
PROJECT NUMBER: 0033754.00 DATE: 06/01/22