

CONSTRUCTION PLANS

FOR

GRADING, DRAINAGE, AND EROSION CONTROL PLANS

FOR

HUNTERS GLEN VICTORIA, MINNESOTA

PREPARED FOR:

SUMMERGATE COMPANIES LLC

17305 CEDAR AVENUE, SUITE 200

LAKEVILLE, MINNESOTA, 55044

CONTACT: BRYAN TUCKER

PHONE: 952-898-3461

EMAIL: BRYANT@SUMMER-GATE.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
TollFree (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0037845.00

CONTACT: JOHN BENDER



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER
2	EXISTING CONDITIONS & REMOVALS PLAN
3	GRADING & EROSION CONTROL PLAN
4	STREET PROFILES & DETAILS
5	DETAILS
6	TREE PRESERVATION PLAN & DATA

NO.	DATE	REVISION	SHEETS

CONSTRUCTION PLANS

FOR

GRADING, DRAINAGE, AND EROSION CONTROL PLANS

FOR

HUNTERS GLEN
VICTORIA, MINNESOTA

INITIAL SUBMITTAL DATE: XX/XX/XX SHEET: 1 OF 6

PROJECT NUMBER: 0037845.00

HUNTERS GLEN

© 2023 Westwood Professional Services, Inc.

N:\0037845.00\DWG\CIVIL\GRADING\0037845.005_CVF.DWG

LEGAL DESCRIPTION
(PER TITLE COMMITMENT NO. 662279; REV NO. 1)

That portion of the Southeast Quarter of the Northeast Quarter of Section 26, Township 116 North, Range 24 West, lying northerly of the centerline of the Township Road, Excepting Therefrom the West 710.23 feet thereof, Carver County, Minnesota.

Abstract Property

REMOVAL NOTES

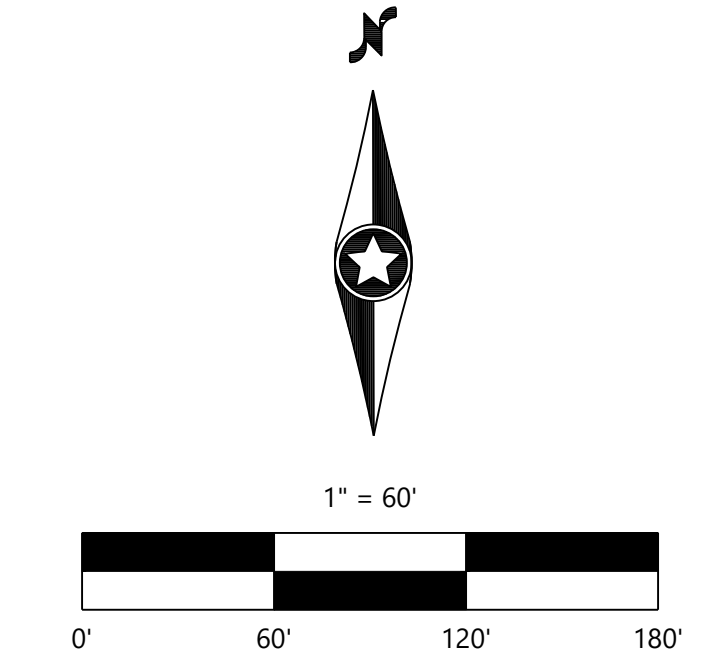
1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL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

GENERAL NOTES

1. This survey was prepared using Land Title, Inc., Issuing Agent for First American Title Insurance Company, Title Commitment Number 662279 Revision No. 1, having an effective date of June 6, 2022 at 7:00 A.M.
2. Bearings of property line shown hereon are based on the Carver County coordinate system. (1983NAD - 2011 Control Adjustment)
3. Lengths of lines and distance between features are measured in US Survey Feet.
4. The wetlands shown on the survey were delineated by Westwood Professional Services.

LEGEND

⊙	SANITARY MANHOLE	—	BOUNDARY LINE	—	CURB & GUTTER
⊞	CATCH BASIN	—	RIGHT-OF-WAY LINE	▨	CONCRETE SURFACE
⊕	HYDRANT	---	LOT LINE	▩	BITUMINOUS SURFACE
⊗	GATE VALVE	- - -	EASEMENT LINE	[]	WETLAND
⊖	GUY WIRE	- - -	SECTION LINE	●	FOUND MONUMENT (SEE LABEL)
⊕	POWER POLE	~	TREE LINE	●	CAST IRON MONUMENT (SEE LABEL)
⊞	HAND HOLE/JUNCTION BOX	POH	POWER OVERHEAD		
⊞	FIBER OPTIC PEDESTAL	SAN	SANITARY SEWER		
⊞	STEEL/WOOD POST	STO	STORM SEWER		
⊞	SIGN	WAT	WATERMAIN		
		FO	FIBER OPTIC		
		X	FENCE LINE		



© 2023 Westwood Professional Services, Inc

N:\0037845\00 DWG\CIVIL\GRADING\0037845-005-EXE.DWG

HUNTERS GLEN

DESIGNED:	CTY
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	60.0000001"
VERTICAL SCALE:	12' OR 6'

INITIAL ISSUE:	XX/XX/XX
REVISIONS:	
△	
△	
△	
△	
△	

PREPARED FOR:
SUMMERGATE COMPANIES LLC
 17305 CEDAR AVENUE, SUITE 200
 LAKEVILLE, MINNESOTA, 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

CHRIS AMBOURN
 DATE: XX/XX/XX LICENSE NO. 43055

HUNTERS GLEN
 VICTORIA, MINNESOTA

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.

EXISTING CONDITIONS & REMOVALS PLAN

SHEET NUMBER:
2 OF **6**
 DATE: XX/XX/XX
 PROJECT NUMBER: 0037845.00

GRADING & EROSION CONTROL LEGEND

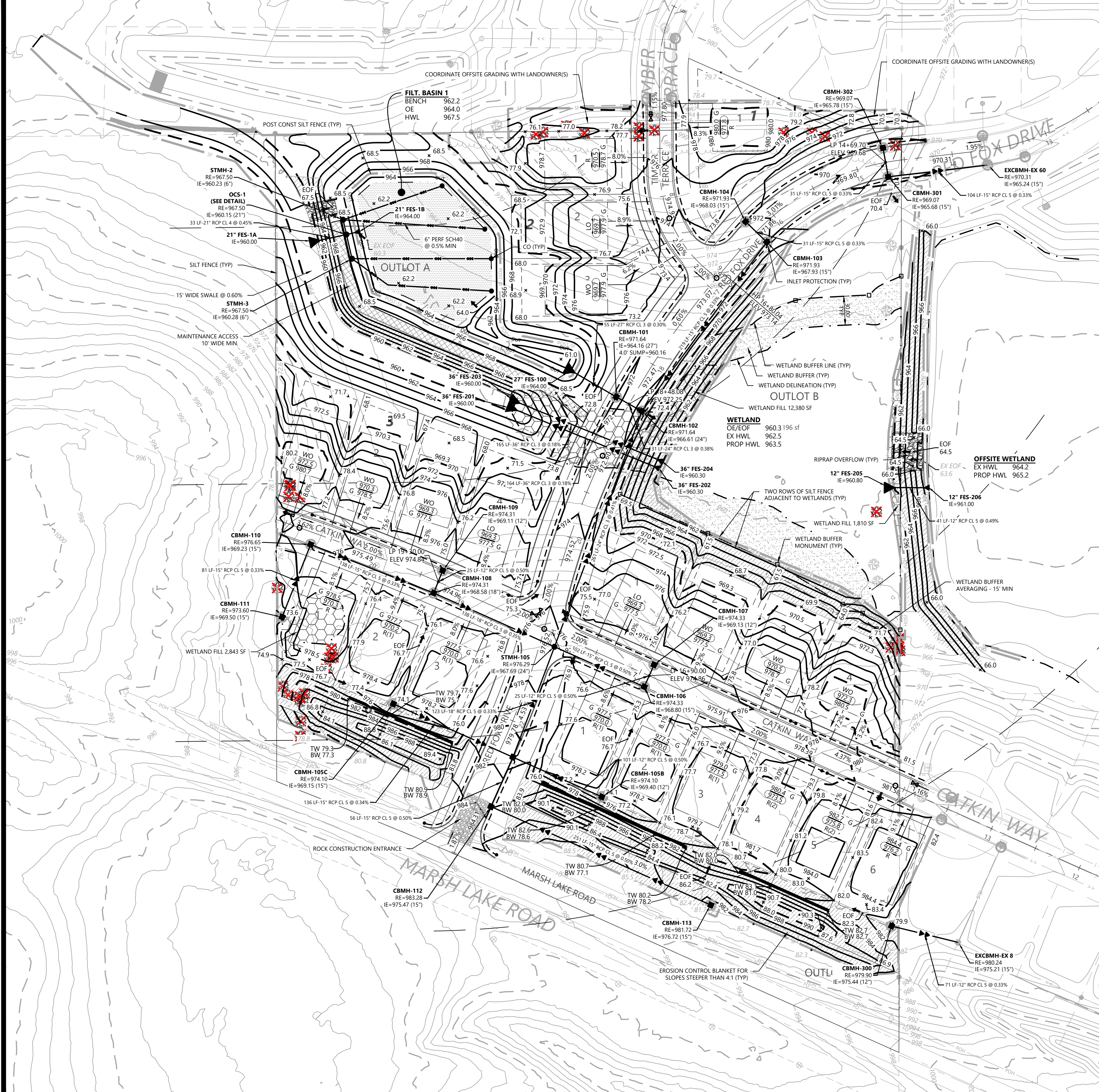
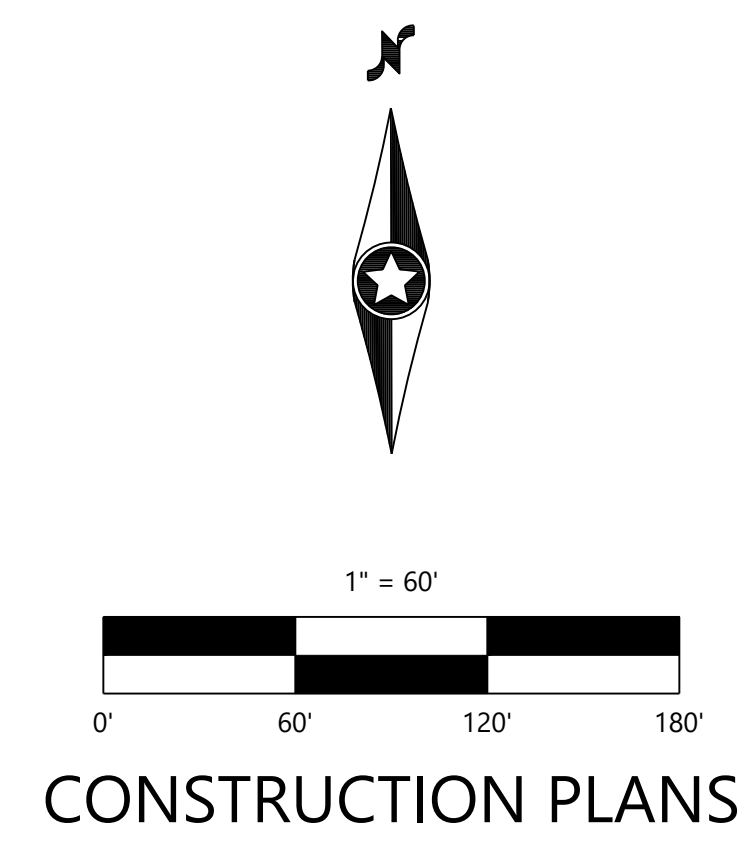
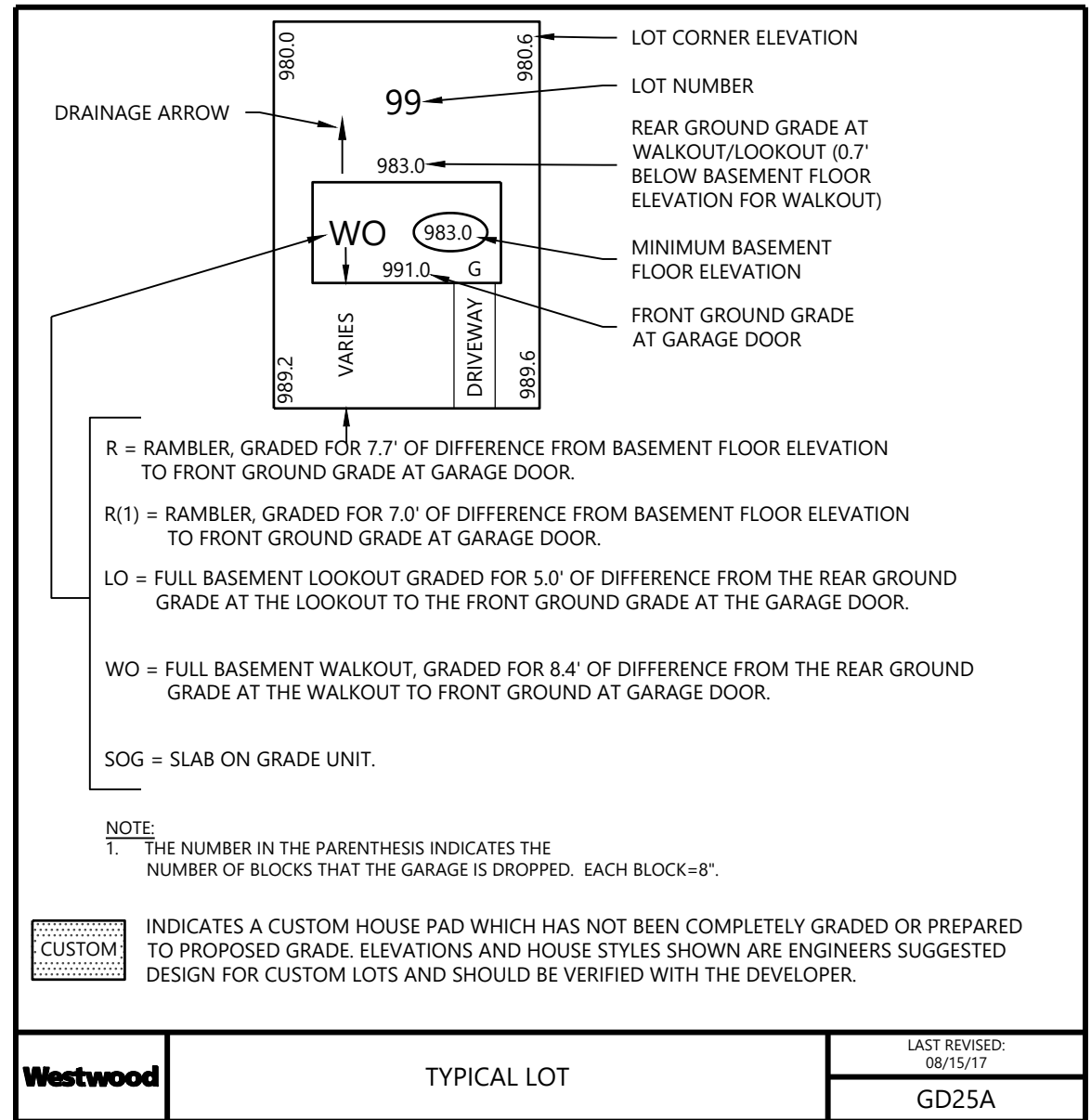
EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		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

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.



DESIGNED:	CTY
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	60'
VERTICAL SCALE:	12' OR 6'

INITIAL ISSUE:	XX/XX/XX
REVISIONS:	
△	
△	
△	
△	
△	

PREPARED FOR:
SUMMERGATE COMPANIES LLC
 17305 CEDAR AVENUE, SUITE 200
 LAKEVILLE, MINNESOTA, 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

John Bender
JOHN BENDER
 DATE: XX/XX/XX LICENSE NO. 43358

HUNTERS GLEN
 VICTORIA, MINNESOTA

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.

GRADING & EROSION CONTROL PLAN

PROJECT NUMBER: 0037845.00

SHEET NUMBER:
3 OF **6**
 DATE: XX/XX/XX

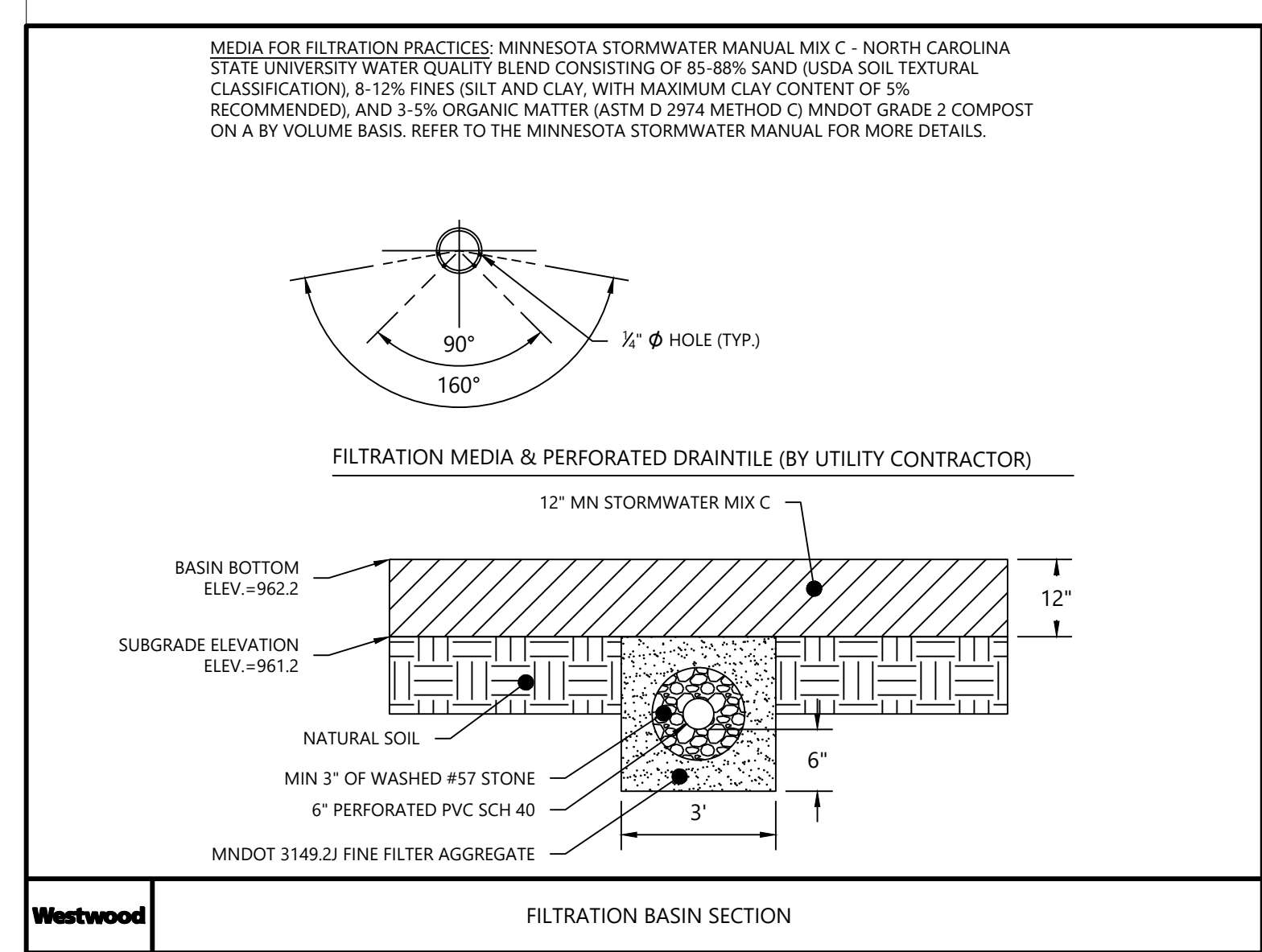
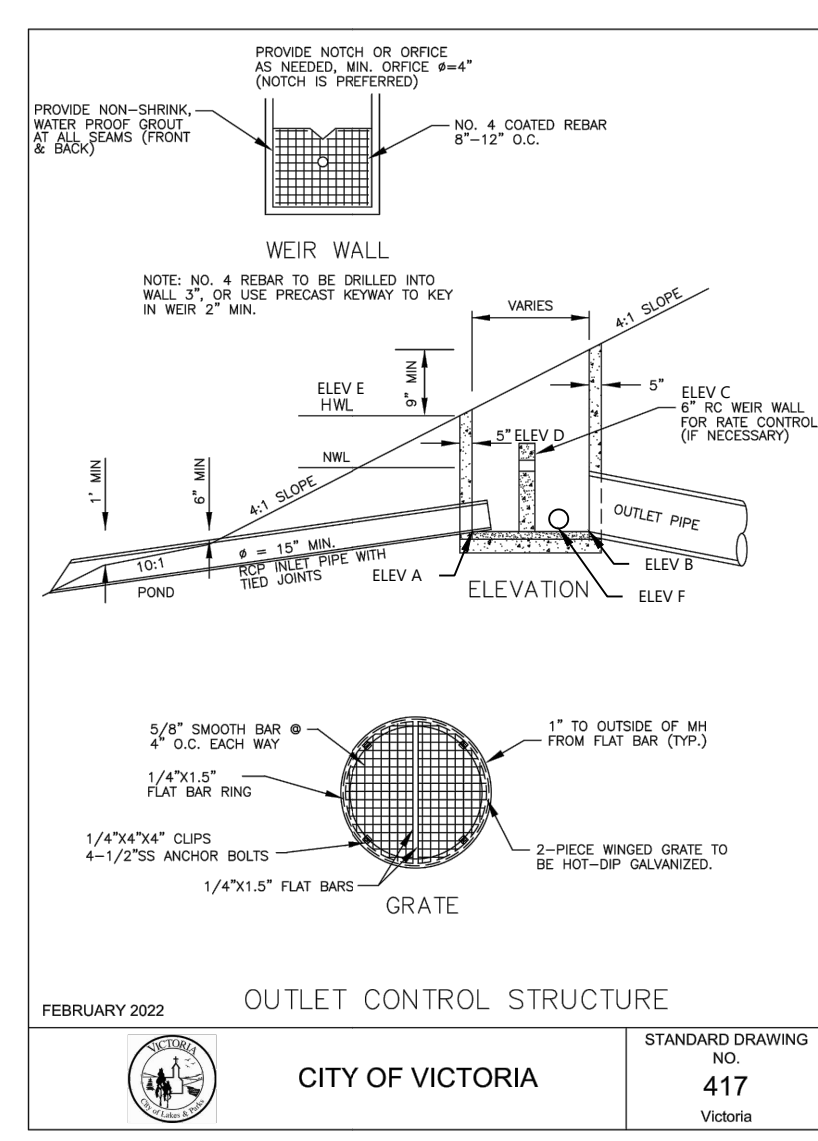
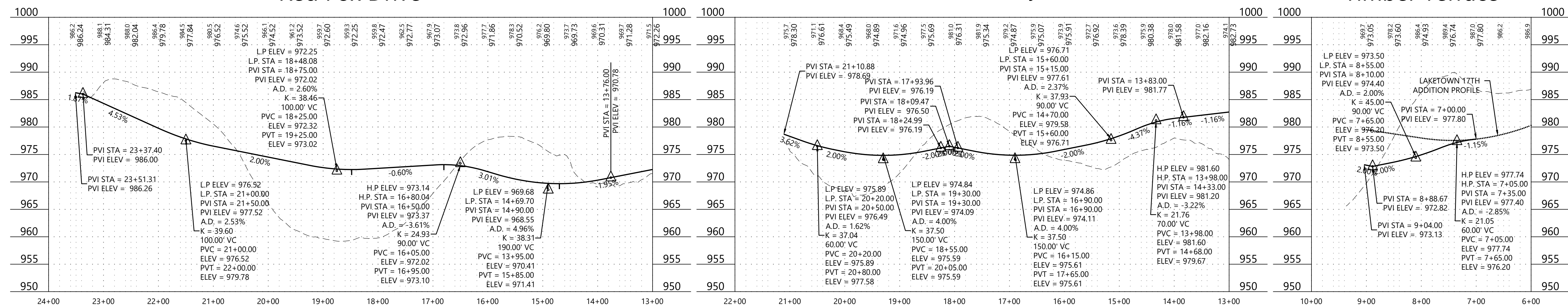
© 2023 Westwood Professional Services, Inc. N:\0037845.00\DWG\CIVIL\GRADING\0037845.005-GDF.DWG

HUNTERS GLEN

Red Fox Drive

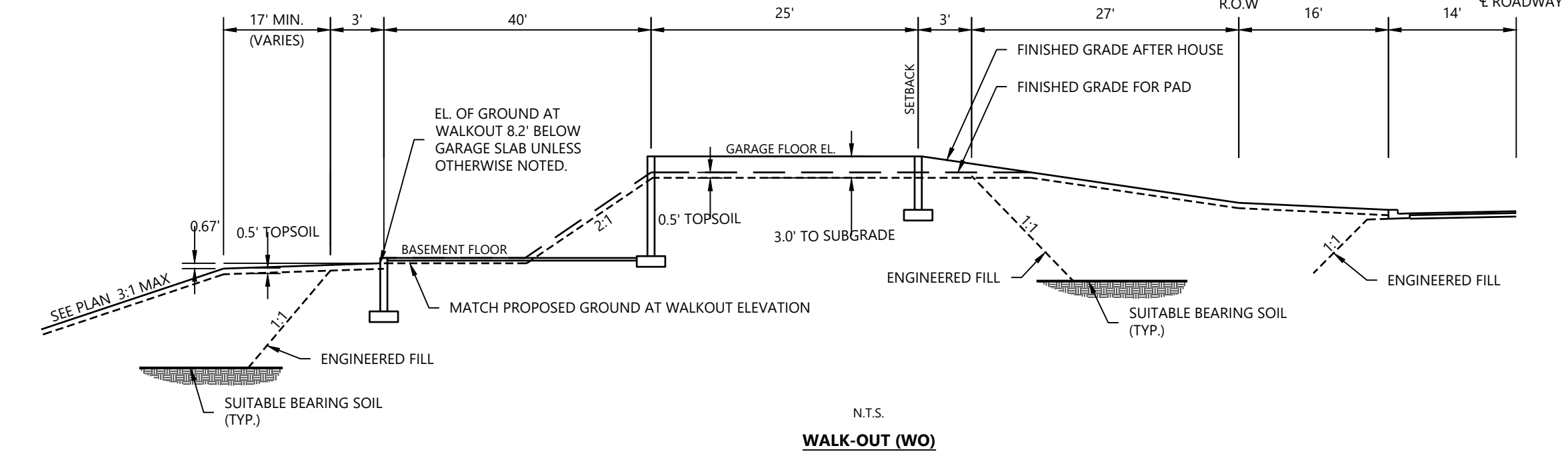
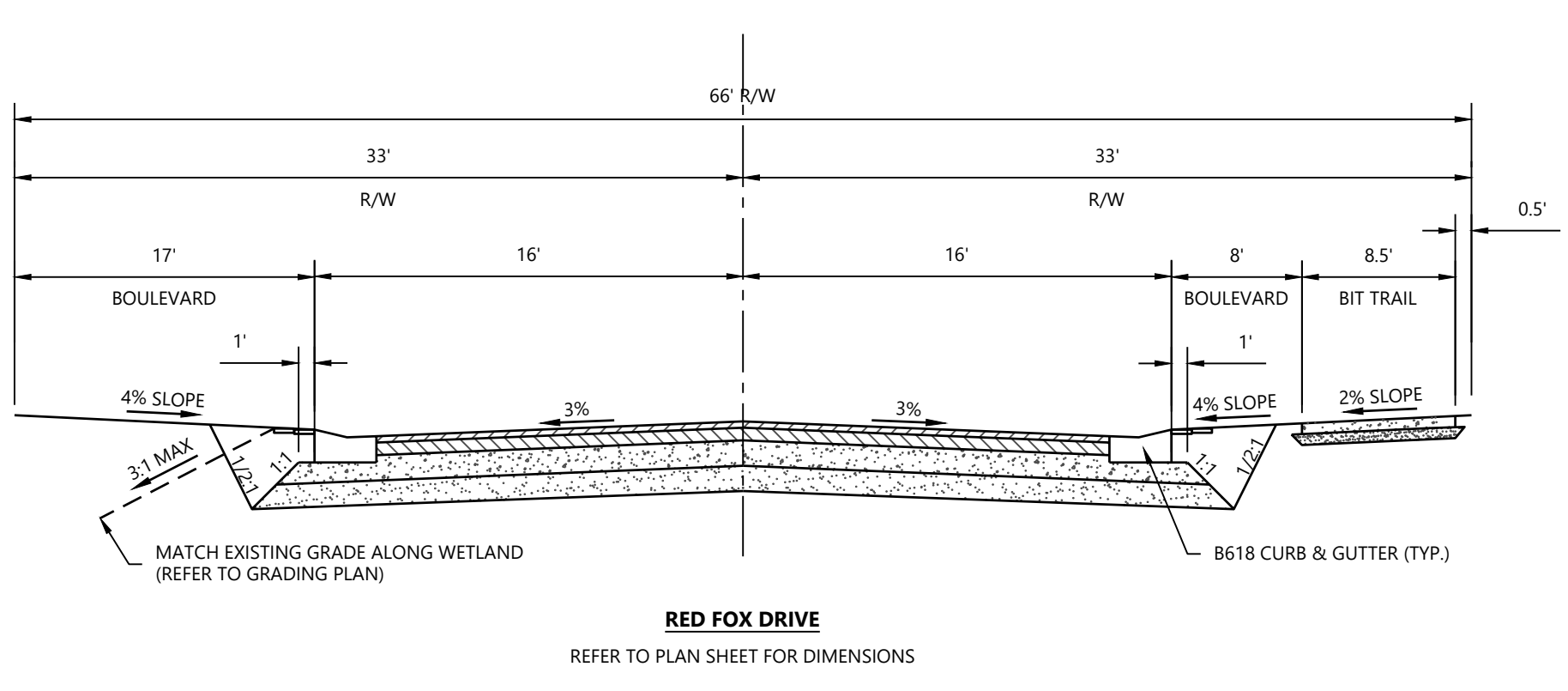
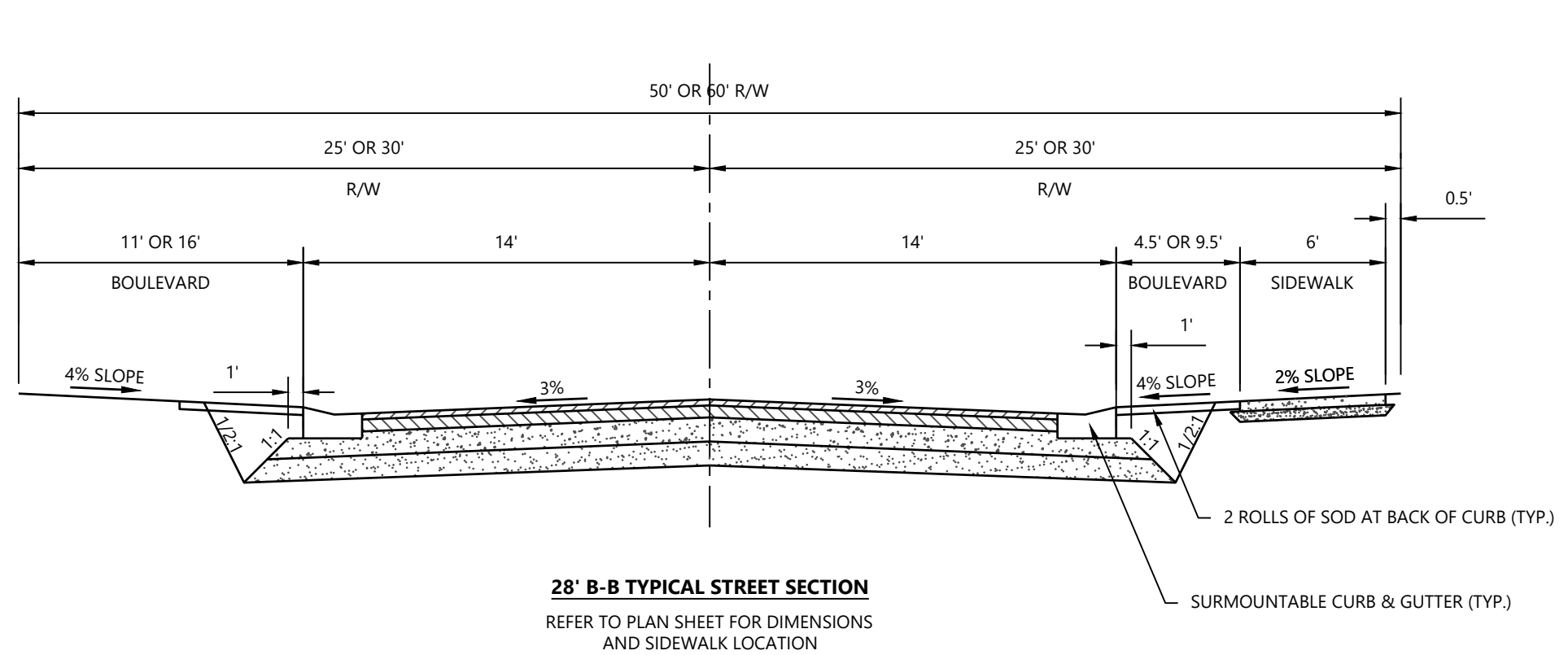
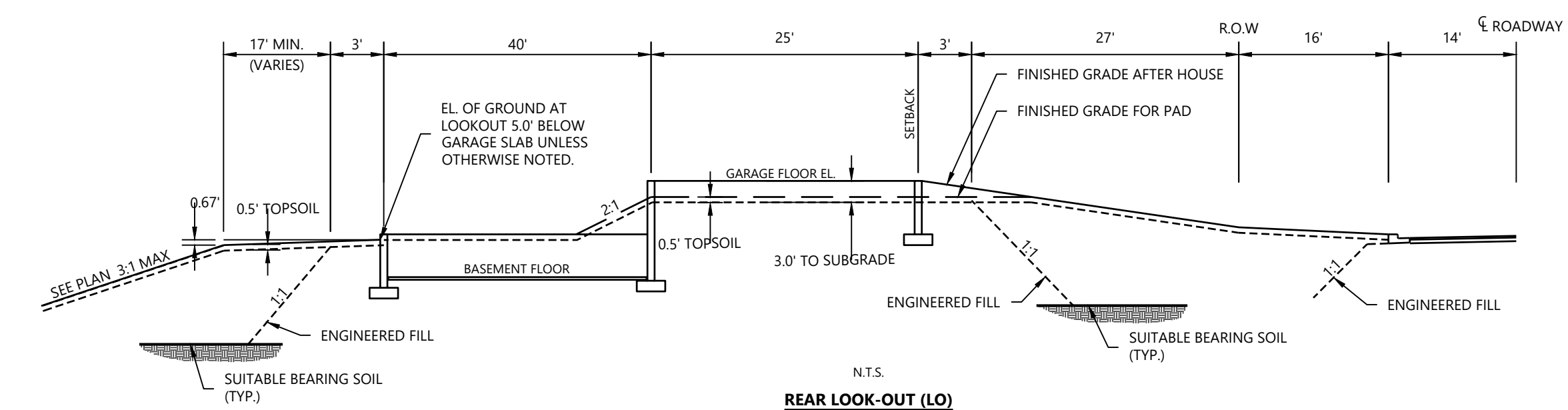
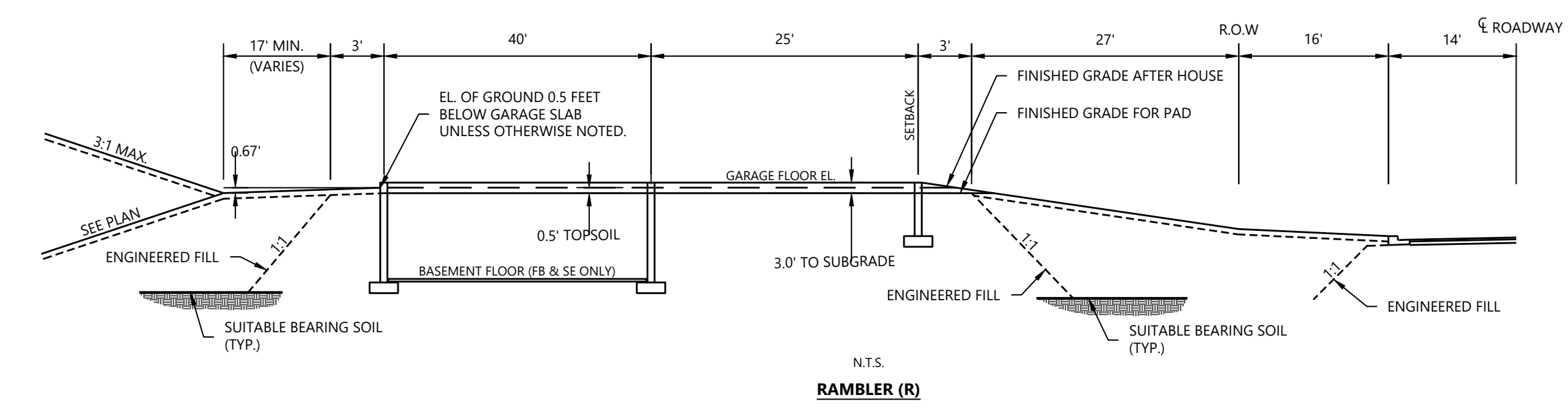
Catkin Way

Timber Terrace



Outlet Control Summary

Outlet Structure	Pond	NWL/Bench	HWL	OCS Size	Elev A (IE in)	Elev B (IE out)	Elev C (OE)	Elev D (Top Wall)	Elev E (RE Low)	Elev F (DT IE)	Orifice Size	Inlet/Outlet Pipe Size
OCS 1	1	964.0	967.5	48"	964.0	960.15	964.0	965.0	967.5	960.15	6"	21"



CONSTRUCTION PLANS

DESIGNED:	CTY
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE:	XX/XX/XX
REVISIONS:	

PREPARED FOR:
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 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.
JOHN BENDER
DATE: XX/XX/XX LICENSE NO. 43358

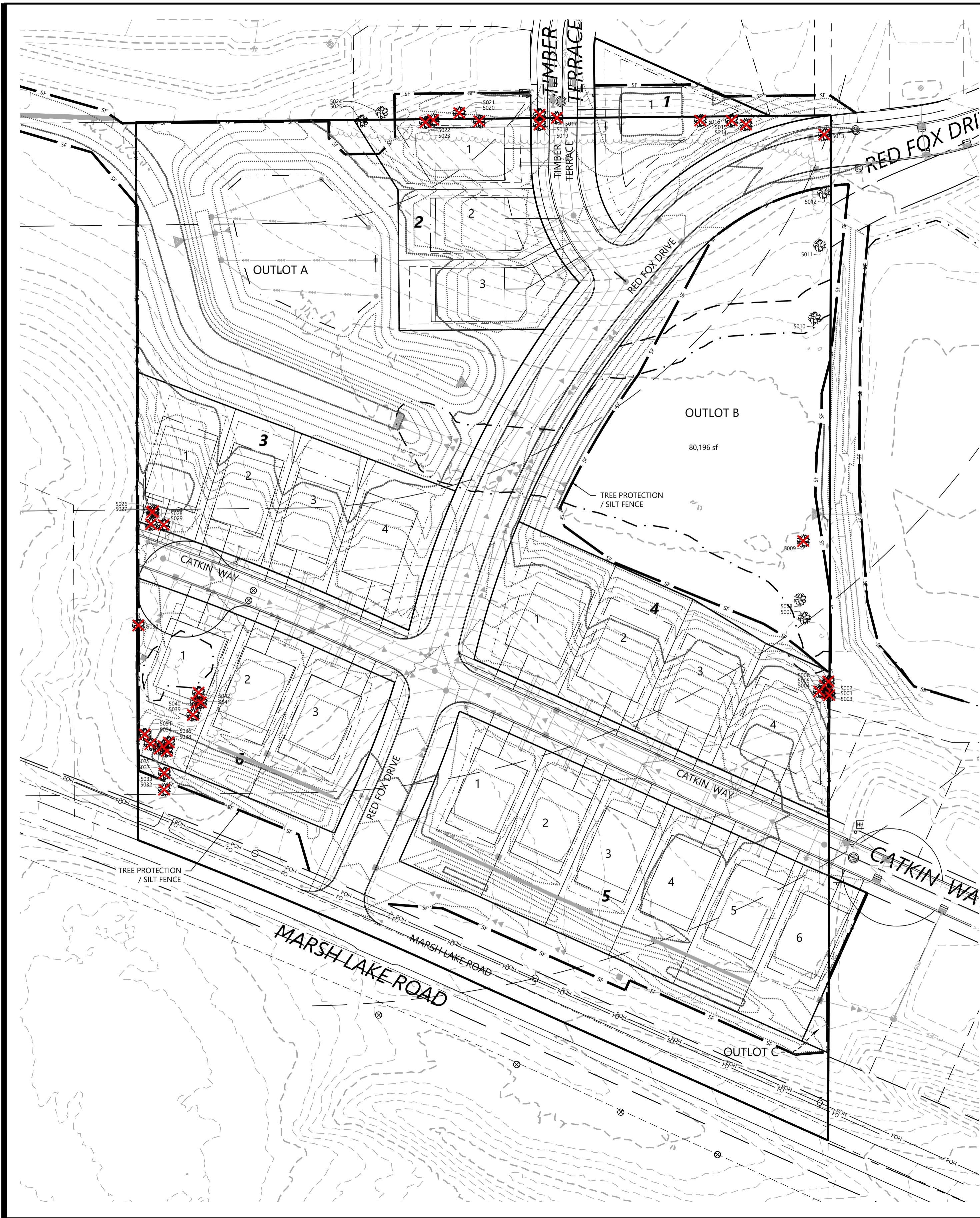
HUNTERS GLEN
VICTORIA, MINNESOTA

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.

STREET PROFILES & DETAILS

SHEET NUMBER:
4 OF **6**
DATE: XX/XX/XX

PROJECT NUMBER: 0037845.00



CITY OF VICTORIA TREE PRESERVATION REQUIREMENTS

QUALIFYING TREE

- HERITAGE TREE: A HEALTHY TREE DECIDUOUS TREE THAT IS TWENTY-EIGHT (28) DIAMETER INCHES OR GREATER OR A HEALTHY CONIFEROUS TREE THAT IS TWENTY-FOUR (24) DIAMETER INCHES OR GREATER.
- SIGNIFICANT TREE: ANY DECIDUOUS OR CONIFEROUS TREE MEASURING EIGHT (8) CALIPER INCHES IN DIAMETER OR GREATER, WHICH IS NOT DEAD OR ACTIVELY INFECTED WITH OAK WILT, EMERALD ASH BORER, OR DUTCH ELM DISEASE (AS DETERMINED BY THE CITY OR ITS DESIGNEE).
- HEALTHY TREE: A LIVE TOP CROWN THAT IS GREATER THAN 1/3 THE TOTAL TREE HEIGHT. NEWLY DEAD BRANCHES THAT MAKE UP LESS THAN FIFTEEN PERCENT (15%) OF THE TOTAL CROWN. LESS THAN FIFTEEN PERCENT (15%) OF THE TREE CROWN WITH MISSING BRANCHES. FOLIAGE THAT IS DENSE THROUGHOUT THE LIVE PORTION OF THE CROWN.

PERMITTED TREE REMOVAL >20%

- THE ALLOWABLE REMOVAL OF 20 PERCENT OR LESS OF A SITE'S TOTAL EXISTING SIGNIFICANT AND HERITAGE TREE DIAMETER INCHES MAY BE PERFORMED WITHOUT OBLIGATION OF TREE REPLACEMENT. TREE REPLACEMENT PURSUANT TO THIS DIVISION SHALL BE REQUIRED FOR TREE REMOVAL THAT EXCEEDS MORE THAN 20 PERCENT OF A SITE'S TOTAL SIGNIFICANT AND HERITAGE TREE DIAMETER INCHES. THE ALLOWABLE 20 PERCENT REMOVAL IS FIRST CREDITED TO SIGNIFICANT TREE REPLACEMENT, AND LASTLY TO HERITAGE TREE REPLACEMENT.
- HERITAGE TREE CREDIT: A CREDIT MAY BE APPLIED TO THE REQUIRED TREE REPLACEMENT IF A HEALTHY, TREE THAT IS IDENTIFIED AS A HERITAGE TREE IS PRESERVED ON A SITE. THE TREE MUST BE APPROVED BY THE CITY AS A QUALITY TREE WORTH SAVING. THE CREDIT WILL BE APPLIED AT A RATE OF 1:1, UP TO FIFTY PERCENT (50%) OF THE REQUIRED REPLACEMENT. IF A HERITAGE TREE FOR WHICH CREDIT IS PROVIDED DOES NOT SURVIVE 24 MONTHS AFTER CONSTRUCTION, THE DEVELOPER WILL BE REQUIRED TO PAY THE FEE-IN-LIEU.

SIZES AND TYPES OF REPLACEMENT TREES

- SIGNIFICANT TREE: LOST OR DAMAGED REQUIRE REPLACEMENT AT A RATE OF ONE CALIPER INCH TO ONE (1:1) DIAMETER INCHES REMOVED.
- HERITAGE TREE: LOST OR DAMAGED REQUIRE REPLACEMENT AT A RATE OF TWO CALIPER INCHES TO ONE (2:1) DIAMETER INCHES REMOVED.
- SIZE: DECIDUOUS TREES: NO LESS THAN 2.5 CALIPER INCHES. CONIFEROUS TREES: NO LESS THAN SEVEN FEET IN HEIGHT.
- SPECIES: CONIFEROUS TREES OR HARDWOOD DECIDUOUS TREES SHALL BE USED AS REPLACEMENT TREES.
- THE PLANTING OF TREES FOR REPLACEMENT PURPOSES SHALL BE IN ADDITION TO ANY OTHER CITY LANDSCAPE REQUIREMENTS.

TREE PRESERVATION DATA

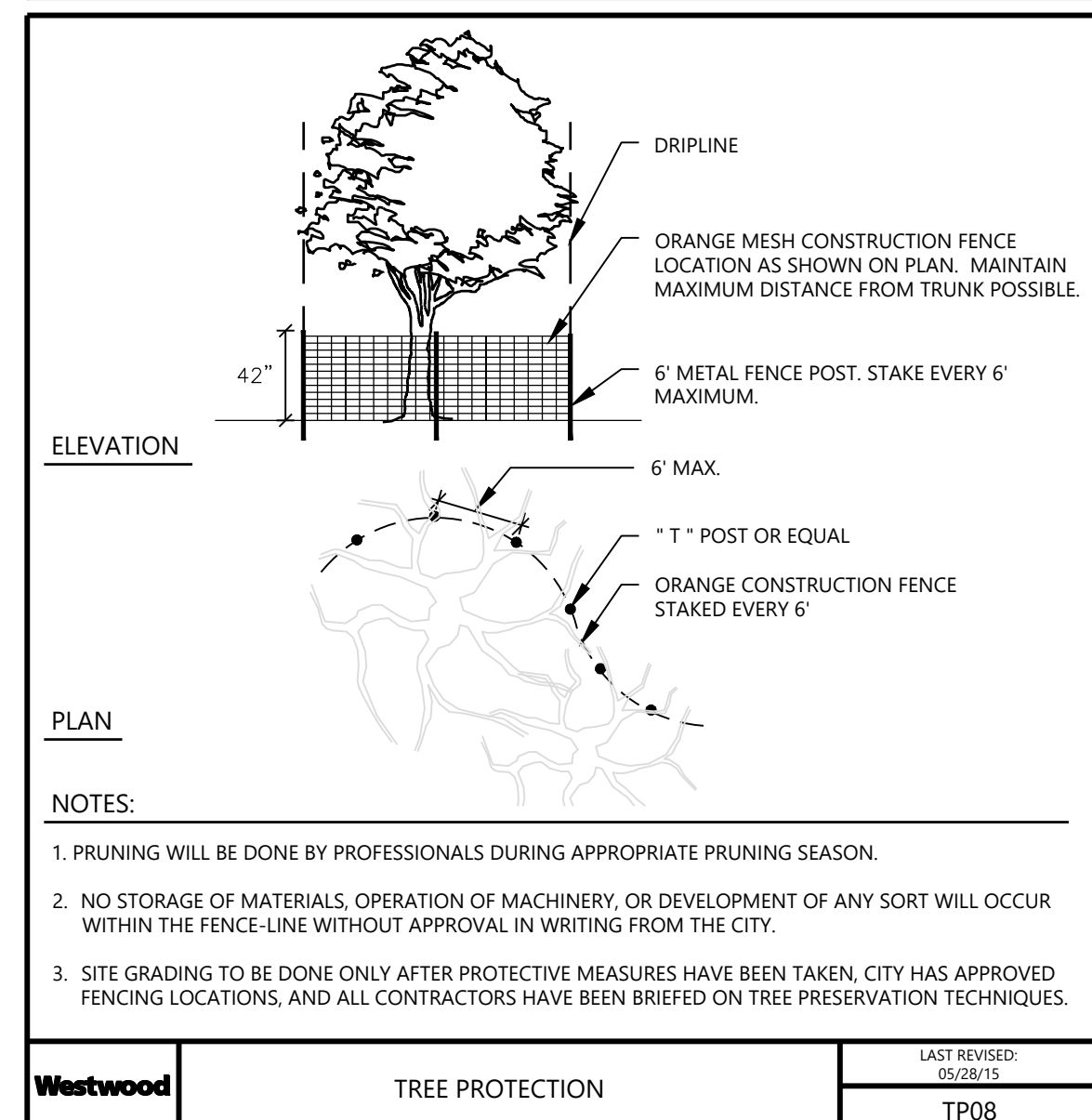
TREE TAG	SPECIES	SIZE (DBH)	MULTI	NOTES	STATUS
5001	Basswood	11	x		Removed
5002	Basswood	16			Removed
5003	Basswood	10	x		Removed
5004	Basswood	10	x		Removed
5005	Basswood	13			Removed
5006	Basswood	16	x		Removed
5007	Black Willow	18			Saved-Exempt (Non-Significant Species)
5008	Black Willow	13			Saved-Exempt (Non-Significant Species)
5009	Green and White Ash	11			Removed-Exempt-EAB
5010	Boxelder	11	x		Saved-Exempt (Non-Significant Species)
5011	Boxelder	10			Saved-Exempt (Non-Significant Species)
5012	American Elm	10			Saved
5013	American Elm	10	x		Removed
5014	Boxelder	10	x		Removed-Exempt (Non-Significant Species)
5015	Boxelder	13	x		Removed-Exempt (Non-Significant Species)
5016	Boxelder	11			Removed-Exempt (Non-Significant Species)
5017	Hackberry	14			Removed
5018	Bur Oak	36		Heritage Tree	Removed
5019	American Elm	11			Removed
5020	Boxelder	24			Removed-Exempt (Non-Significant Species)
5021	Bur Oak	16			Removed
5022	Boxelder	9			Removed-Exempt (Non-Significant Species)
5023	Green and White Ash	8			Removed-Exempt-EAB
5024	Bur Oak	9			Offsite
5025	Bur Oak	30		Heritage Tree	Saved
5026	Green and White Ash	13			Removed-Exempt-EAB
5027	Green and White Ash	8			Removed-Exempt-EAB
5028	Boxelder	20	x		Removed-Exempt (Non-Significant Species)
5029	Boxelder	26	x		Removed-Exempt (Non-Significant Species)
5030	Green and White Ash	10		PD	Removed-Exempt-EAB
5031	Boxelder	10			Removed-Exempt (Non-Significant Species)
5032	Green and White Ash	15			Removed-Exempt-EAB
5033	Green and White Ash	10			Removed-Exempt-EAB
5034	Boxelder	15			Removed-Exempt (Non-Significant Species)
5035	Boxelder	12			Removed-Exempt (Non-Significant Species)
5036	Boxelder	12			Removed-Exempt (Non-Significant Species)
5037	Boxelder	10			Removed-Exempt (Non-Significant Species)
5038	Boxelder	14			Removed-Exempt (Non-Significant Species)
5039	Boxelder	12		BD	Removed-Exempt (Non-Significant Species)
5040	Boxelder	11			Removed-Exempt (Non-Significant Species)
5041	Boxelder	11			Removed-Exempt (Non-Significant Species)
5042	Boxelder	12			Removed-Exempt (Non-Significant Species)

*ABBREVIATIONS:
 PD=PHYSICALLY DAMAGED
 BD=BIOLOGICALLY DAMAGED
 DD=DEAD
 X=MULTI-TRUNKED

TREE PRESERVATION CALCULATIONS

TREE REPLACEMENT CALCULATIONS	
TOTAL HEALTHY SIGNIFICANT CAL. IN. ON-SITE	203 DBH. IN.
TOTAL CALIPER INCHES SAVED	40 DBH. IN.
TOTAL CALIPER INCHES REMOVED	163 DBH. IN.
ALLOWABLE TREE REMOVAL	40.6 DBH. IN.
RESIDENTIAL TREE REMOVAL RATE: 20%	
EXCESS TREE REMOVAL	122.4 DBH. IN.
SAVED HERITAGE TREE CREDIT	30 DBH. IN.
DBH IN. CREDIT	160/2 = 80 (max 50% of excess tree removal)
TREE REFORESTATION REQUIREMENT	92.4 DBH. IN.
RATE: 1"/1" EXCES REMOVAL	
TREE REPLACEMENT REQUIRED	37 TREES
REPLACEMENT TREES: 2.5 CAL. IN.	

TREE PROTECTION DETAIL

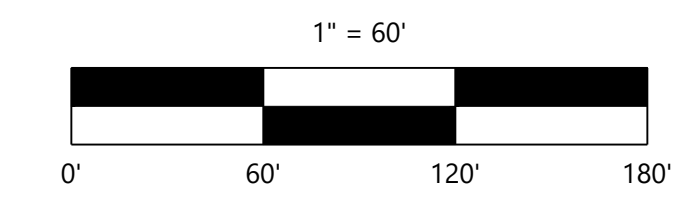


NOTES

- TREE PROTECTION FENCING MUST BE PLACED ALONG ALL ADJACENT PROPERTIES WITH EXISTING TREES WITHIN 15' OF THE SUBJECT PROPERTY.
- PER CITY DIRECTION ALL ASH TREES TO BE SELECTIVELY REMOVED FROM THE SITE DUE TO EMERALD ASH BORE. ALSO ALL DNR INVASIVE SPECIES TO BE REMOVED FROM THE SITE SUCH AS SIBERIAN ELM.

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- DENOTES SILT FENCE / GRADING & DISTURBANCE LIMIT



CONSTRUCTION PLANS

DESIGNED:	CTY
CHECKED:	JHB
DRAWN:	CTY
HORIZONTAL SCALE:	60'
VERTICAL SCALE:	12' OR 6'

INITIAL ISSUE:	XX/XX/XX
REVISIONS:	

PREPARED FOR:
SUMMERGATE COMPANIES LLC
 17305 CEDAR AVENUE, SUITE 200
 LAKEVILLE, MINNESOTA, 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
 NICHOLAS T. MEYER
 DATE: XX/XX/XX LICENSE NO. 53774

HUNTERS GLEN
 VICTORIA, MINNESOTA

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.

TREE PRESERVATION
 PLAN & DATA

SHEET NUMBER:
6 OF **6**
 DATE: XX/XX/XX

PROJECT NUMBER: 0037845.00