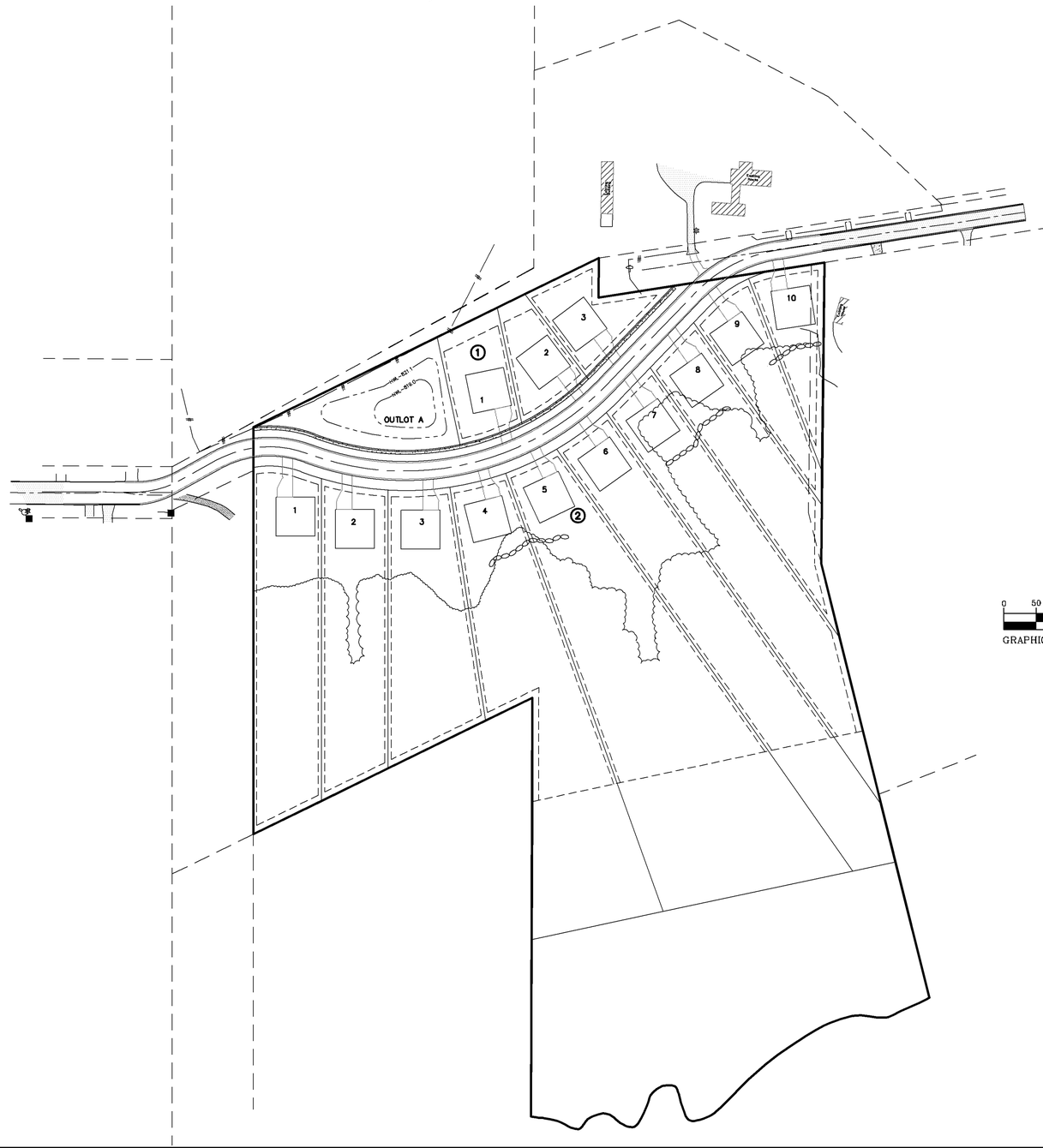
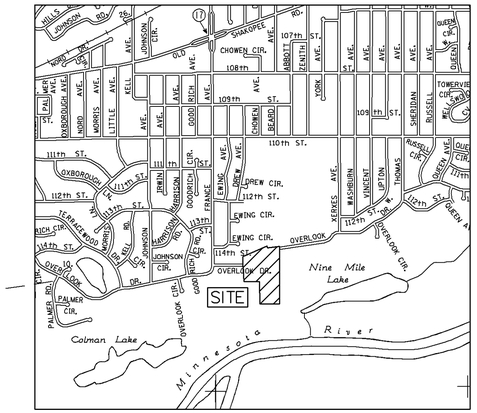
Case 10938AB-14

DWAN BLUFF
PRELIMINARY DEVELOPMENT PLAN
BLOOMINGTON, MINNESOTA

LEGEND

EXISTING	PROPOSED	FUTURE	DESCRIPTION
○	●	◎	SANITARY MANHOLE
			EXISTING SANITARY SEWER
			PROPOSED SANITARY SEWER
			FUTURE SANITARY SEWER
			HYDRANT
			GATE VALVE
			REDUCER
			EXISTING WATERMAIN
			PROPOSED WATERMAIN
			FUTURE WATERMAIN
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			EXISTING STORM SEWER
			PROPOSED STORM SEWER
			FUTURE STORM SEWER
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			PHASE LINE
			EASEMENT LINE
902			EXISTING 2' CONTOUR LINE
900			EXISTING 10' CONTOUR LINE
	902		PROPOSED 2' CONTOUR LINE
	900		PROPOSED 10' CONTOUR LINE
OUTLET=887.0			POND OUTLET LINE
HWL=900.2			POND HIGH WATER LINE
	84.3		PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DELINEATED WETLAND LINE
			FEMA FLOODPLAIN BOUNDARY
			STANDARD EROSION CONTROL
			HEAVY-DUTY EROSION CONTROL
			TREE FENCE
			RETAINING WALL
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			EX. CULVERT
oh		oh	EX. OVERHEAD UTILITY LINES
tv		tv	EX. UNDERGROUND TELEVISION LINE
t		t	EX. UNDERGROUND TELEPHONE LINE
fo		fo	EX. UNDERGROUND FIBER OPTIC LINE
e		e	EX. UNDERGROUND ELECTRIC LINE
g		g	EX. UNDERGROUND GAS LINE
x		x	EX. FENCE (BARBED WIRE)
#		#	EX. FENCE (CHAIN LINK)
[]		[]	EX. FENCE (WOOD)
			EX. CAST IRON MONUMENT
			EX. ELECTRIC BOX
			EX. FLAG POLE
			EX. NATURAL GAS METER
			EX. HAND HOLE
			EX. FOUND IRON PIPE
			EX. JUDICIAL LAND MARK
			EX. LIGHT POLE
			EX. PK NAIL
			EX. UTILITY POLE
			EX. LAWN SPRINKLER VALVE
			EX. LAWN SPRINKLER HEAD
			EX. SEMAPHORE
			EX. SERVICE
			EX. TELEPHONE BOX
			EX. TEST HOLE
			EX. TELEVISION BOX
			EX. WATER WELL
			EX. MONITORING WELL
			EX. MAILBOX
			EX. CONTROL POINT
			EX. SPIKE
			EX. SIGN
			EX. CLEANOUT
			EX. SIGNIFICANT TREE
			EX. TREE LINE
			EX. GRAVEL SURFACE
			EX. BITUMINOUS SURFACE
			EX. CONCRETE SURFACE
			SELECT BACKFILL MATERIAL
			GRAVEL CONST. ENTRANCE





LOCATION MAP

0 50 100 200

GRAPHIC SCALE IN FEET

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. DEMOLITION PLAN
4. PRELIMINARY PLAT
5. PRELIMINARY SITE PLAN
6. PRELIMINARY GRADING PLAN
7. PRELIMINARY UTILITY PLAN
8. PRELIMINARY STREET PROFILE
9. DETAILS

T1. PRELIMINARY TREE PRESERVATION
T2. PRELIMINARY TREE MITIGATION

BENCHMARKS
RIM OF SANITARY MANHOLE
420' EAST OF EAST BOUNDARY LINE
EL=819.34

00-ENG-114074-SHEET-COVR

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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

Name Paul J. Cheme
Reg. No. 19860 Date 7-16-2014

Revisions
1. 7-17-14 STREET REVISION WEST END
2. 8-20-14 CLIENT REVISIONS

Date	07-16-2014
Designed	PJC/JLL/JMM
Drawn	JLL/JMM

COVER SHEET

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON,MINNESOTA

1 OF 9

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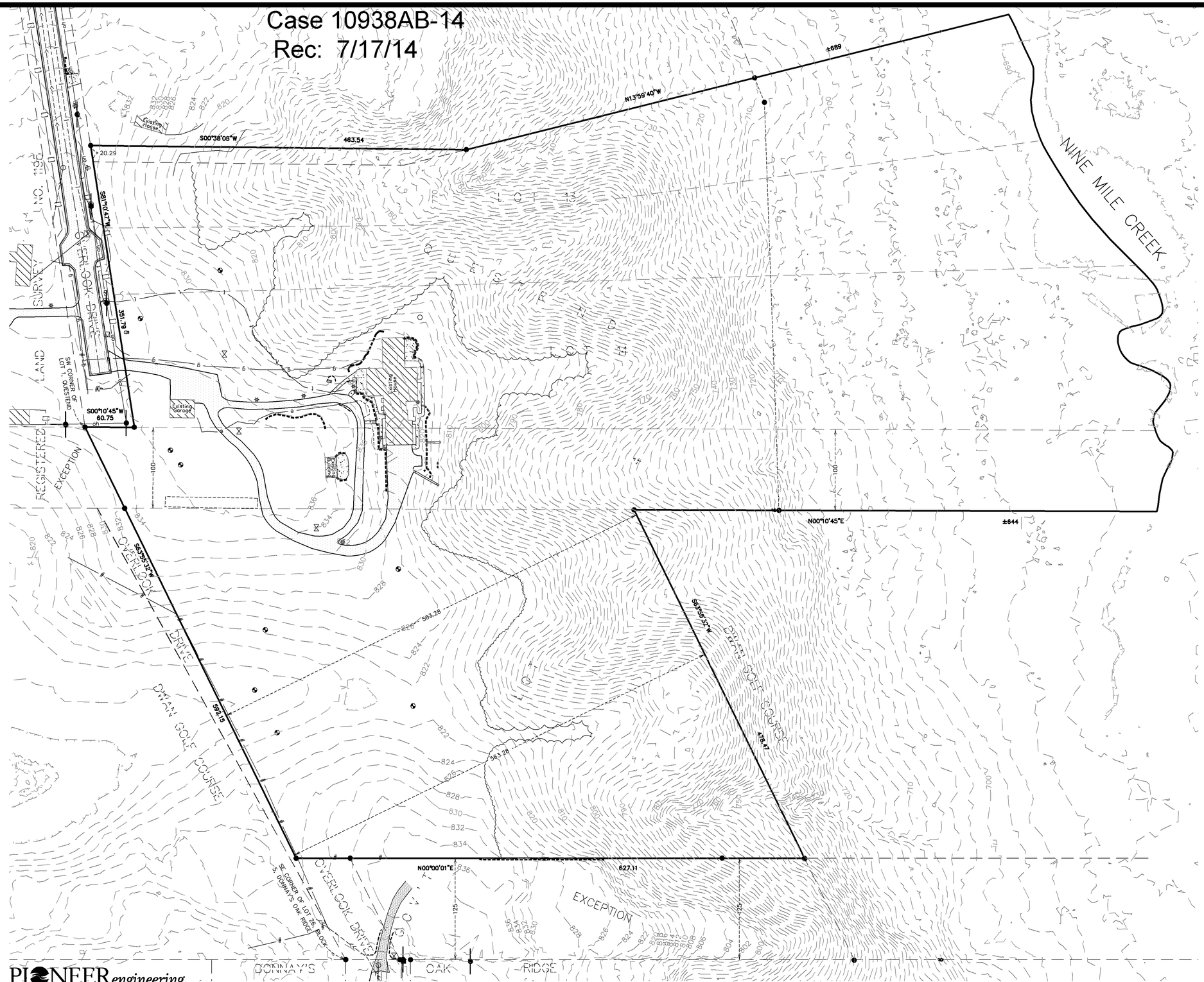
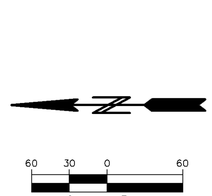
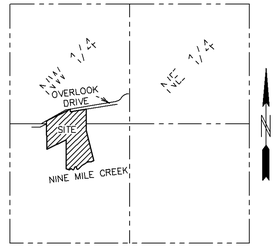
Case 10938AB-14
Rec: 7/17/14







SECTION 29, TWP. 27, RGE. 24
LOCATION MAP
NO SCALE

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

The northerly 563.28 feet (as measured at right angles to the most northerly line) of that part of the following described tract which lies south of a line drawn from the southwest corner of Lot 1, Questend, to the southeast corner of Lot 26, Block 5, Donnays Oak Ridge to wit:

That part of Government Lot 4, Section 29, Township 27 North, Range 24 described as follows:

Commencing at a point on the north line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 27 North, Range 24 West of the 5th Principal Meridian, which point is 100 feet West of the Northeast corner of said Northwest Quarter of the Northwest Quarter, which point is the point of beginning of the premises hereinafter described, thence West along said North line to a point 30 rods West of said Northeast corner of the Northwest Quarter of the Northwest Quarter, thence South in a straight line to a point on the North line of said Government Lot 4 in said Section 29, which point is 498.14 feet West of the Northeast corner of said Government Lot 4, which line is marked by a Judicial Landmarks set at said latter point and by another set in said line at a point 33 feet South of the point of commencement of said line; thence West along the North line of said Government Lot 4 to a point which is 40 rods West of the Northeast corner of said Government Lot 4; at which point there is a Judicial Landmark; thence South at right angles to said last described line to the center line of the creek running from West to East along the South line of said Government Lot 4 upon which said last described line at a point 2086.08 feet South of the North line of said Government Lot 4, there is a Judicial Landmark; thence East along the center line of said creek to a point which is 100 feet West of the East line of said Government Lot 4 extended; thence North in a straight line parallel with and 100 feet distant West of the East line of said Government Lot 4 and the East line of said Northwest Quarter of the Northwest Quarter to the point of beginning, which line is marked by two Judicial Landmarks, set respectively at points in said line 33 feet South and 3184.17 feet South of said point of beginning except the West 125 feet (as measured at right angles to the most Westerly line thereof); also

Beginning at the Northeast corner of Government Lot 4; thence South along the East line of said Government Lot 4 and said East line extended a distance of 2317.17 feet to the point of intersection with the center of creek running in an Easterly and Westerly direction; thence West along center line of said creek to its intersection with a line parallel to and 100 feet West of the East line of said Government Lot 4; thence North along said parallel line and the same extended to the North line of said Government Lot 4; thence East along the North line of said Government Lot 4 to the point of beginning except the North 315 feet thereof; and except that part embraced in Registered Land Survey No. 1195, all contained in Section 29, Township 27, Range 24; also

That part of Lot 12, Questend which lies West of a line described as follows:
Beginning at a point in the North line of said Lot 12 distant 20.29 feet East of the Northwest corner thereof, thence Southerly to a point in the Westerly line of said Lot 12 distant 462.80 feet South of the Northwest corner thereof (as measured along said West line of Lot 12); also

All of Lots 13 and 14, Questend.

- Denotes concrete
- Denotes gravel
- Denotes bituminous
- Denotes tree line
- Denotes storm sewer line
- Denotes sanitary sewer line
- Denotes water line
- Denotes overhead utility lines
- Denotes underground telephone line
- Denotes underground gas line
- Denotes retaining wall
- Denotes fence (wood)
- Denotes catch basin
- Denotes catch basin beehive
- Denotes flared end section
- Denotes gate valve
- Denotes hydrant
- Denotes found iron pipe
- Denotes judicial land mark
- Denotes light pole
- Denotes manhole other than sanitary or storm
- Denotes utility pole
- Denotes sanitary or storm manhole
- Denotes telephone box
- Denotes test hole
- Denotes television box
- Denotes mailbox
- Denotes sign

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Name
Reg. No. 42299 Date 7/16/14

Revisions
1. 7-17-14 STREET REVISION WEST END

Date 7/16/14
Designed
Drawn mdp

EXISTING CONDITIONS

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON,MINNESOTA

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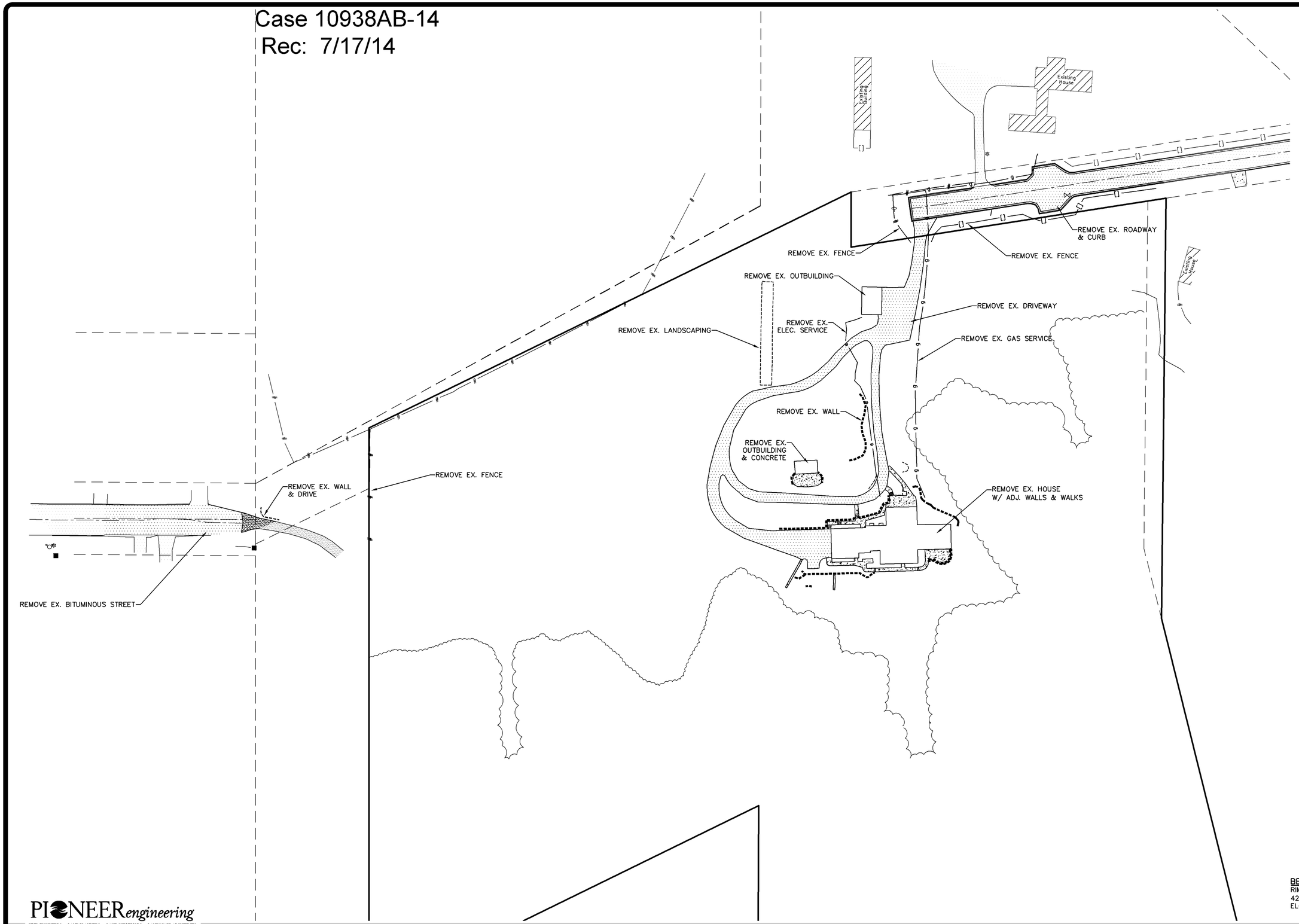
Case 10938AB-14
Rec: 7/17/14



BENCHMARKS
RIM OF SANITARY MANHOLE
420' EAST OF EAST BOUNDARY LINE
EL=819.34

00-ENG-114074-SHEET-DEMO

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Name Paul J. Cheme
Reg. No. 19860 Date 7-16-2014

Revisions
1. 7-17-14 STREET REVISION WEST END

Date	07-16-2014
Designed	PJC/JLL/JMM
Drawn	JLL/JMM

DEMOLITION PLAN

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON,MINNESOTA

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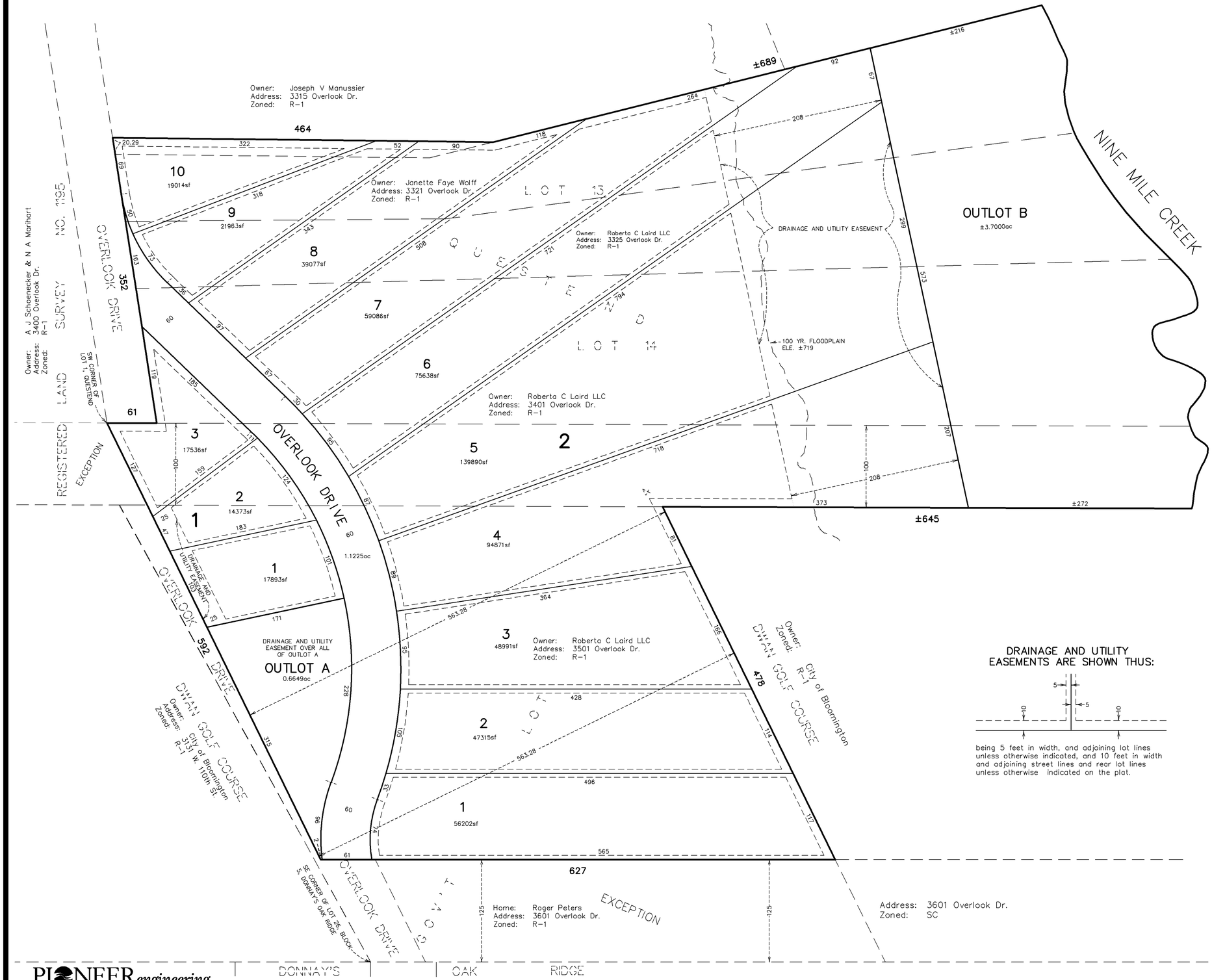

SECTION 29, TWP. 27, RGE. 24
LOCATION MAP
NO SCALE

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

The northerly 563.28 feet (as measured at right angles to the most northerly line) of that part of the following described tract which lies south of a line drawn from the southwest corner of Lot 1, Questend, to the southeast corner of Lot 26, Block 5, Donnays Oak Ridge to wit:

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Commencing at a point on the north line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 27 North, Range 24 West of the 5th Principal Meridian, which point is 100 feet West of the Northeast corner of said Northwest Quarter of the Northwest Quarter, which point is the point of beginning of the premises hereinafter described, thence West along said North line to a point 30 rods West of said Northeast corner of the Northwest Quarter of the Northwest Quarter, thence South in a straight line to a point on the North line of said Government Lot 4 in said Section 29, which point is 498.14 feet West of the Northeast corner of said Government Lot 4, which line is marked by a Judicial Landmarks set at said latter point and by another set in said line at a point 33 feet South of the point of commencement of said line; thence West along the North line of said Government Lot 4 to a point which is 40 rods West of the Northeast corner of said Government Lot 4; at which point there is a Judicial Landmark; thence South at right angles to said last described line to the center line of the creek running from West to East along the South line of said Government Lot 4 upon which said last described line at a point 2086.08 feet South of the North line of said Government Lot 4, there is a Judicial Landmark; thence East along the center line of said creek to a point which is 100 feet West of the East line of said Government Lot 4 extended; thence North in a straight line parallel with and 100 feet distant West of the East line of said Government Lot 4 and the East line of said Northwest Quarter of the Northwest Quarter to the point of beginning, which line is marked by two Judicial Landmarks, set respectively at points in said line 33 feet South and 3184.17 feet South of said point of beginning except the West 125 feet (as measured at right angles to the most Westerly line thereof); also

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All of Lots 13 and 14, Questend.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

TOTAL GROSS AREA	±20.45	ACRES
TOTAL LOT AREA	14.96	ACRES
NUMBER OF LOTS	13	
LARGEST LOT	139,890	SQ. FT.
SMALLEST LOT	14,373	SQ. FT.
AVERAGE LOT	50,142	SQ. FT.
NUMBER OF OUTLOTS	2	
TOTAL OUTLOT AREA	±4.37	ACRES
TOTAL RIGHT OF WAY AREA	1.12	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	0.81	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	0.87	LOTS/ACRE
ZONING	XXXX	
UTILITIES	AVAILABLE	

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Name
Reg. No. 42299 Date 7/16/14

Revisions
1. 7-17-14 STREET REVISION WEST END

Date 7/16/14
Designed
Drawn mdp

PRELIMINARY PLAT

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON,MINNESOTA

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Case 10938AB-14

BASIN 1P

BASIN 3P

OUTLOT A

HWL=821.1

NWL=819.0

6' WALK

28' F-F

60' ROW

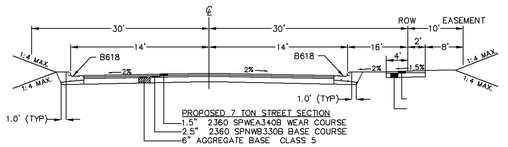
Existing Building

Existing House

SETBACK REQUIREMENTS

R-1 STANDARDS (LOW DENSITY 0-5 U/A):
FRONT SETBACK: 30' LIVING SPACE, 30' GARAGE
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: 10'
LOT AREA: 11,000 SF

LOWEST FLOOR: HWL + ?ft
LOWEST OPENING: EOF + 1ft



PROPOSED 7 TON STREET SECTION
1.5" 2360 SPWEA340B WEAR COURSE
2.5" 2360 SPNWB330B BASE COURSE
6" AGGREGATE BASE CLASS 5

0 25 50 100

GRAPHIC SCALE IN FEET

BENCHMARKS
RIM OF SANITARY MANHOLE
420' EAST OF EAST BOUNDARY LINE
EL=819.34

00-ENG-114074-SHEET-SITE

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Name Paul J. Cherne

Reg. No. 19860 Date 7-16-2014

Revisions
1. 7-17-14 STREET REVISION WEST END
2. 8-20-14 CLIENT REVISIONS

Date	07-16-2014
Designed	PJC/JLL/JMM
Drwn	JLL/JMM

SITE PLAN

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON, MINNESOTA

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BENCHMARKS
RIM OF SANITARY MANHOLE
420' EAST OF EAST BOUNDARY LINE
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Date	07-16-2014
Designed	PJC/JLL/JMM
Drawn	JLL/JMM

GRADING PLAN

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
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BLOOMINGTON,MINNESOTA

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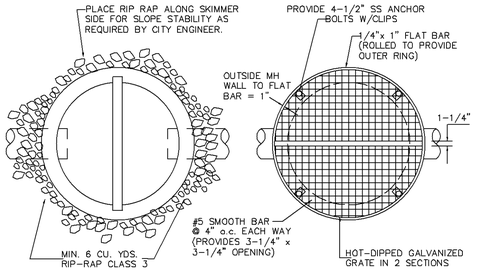
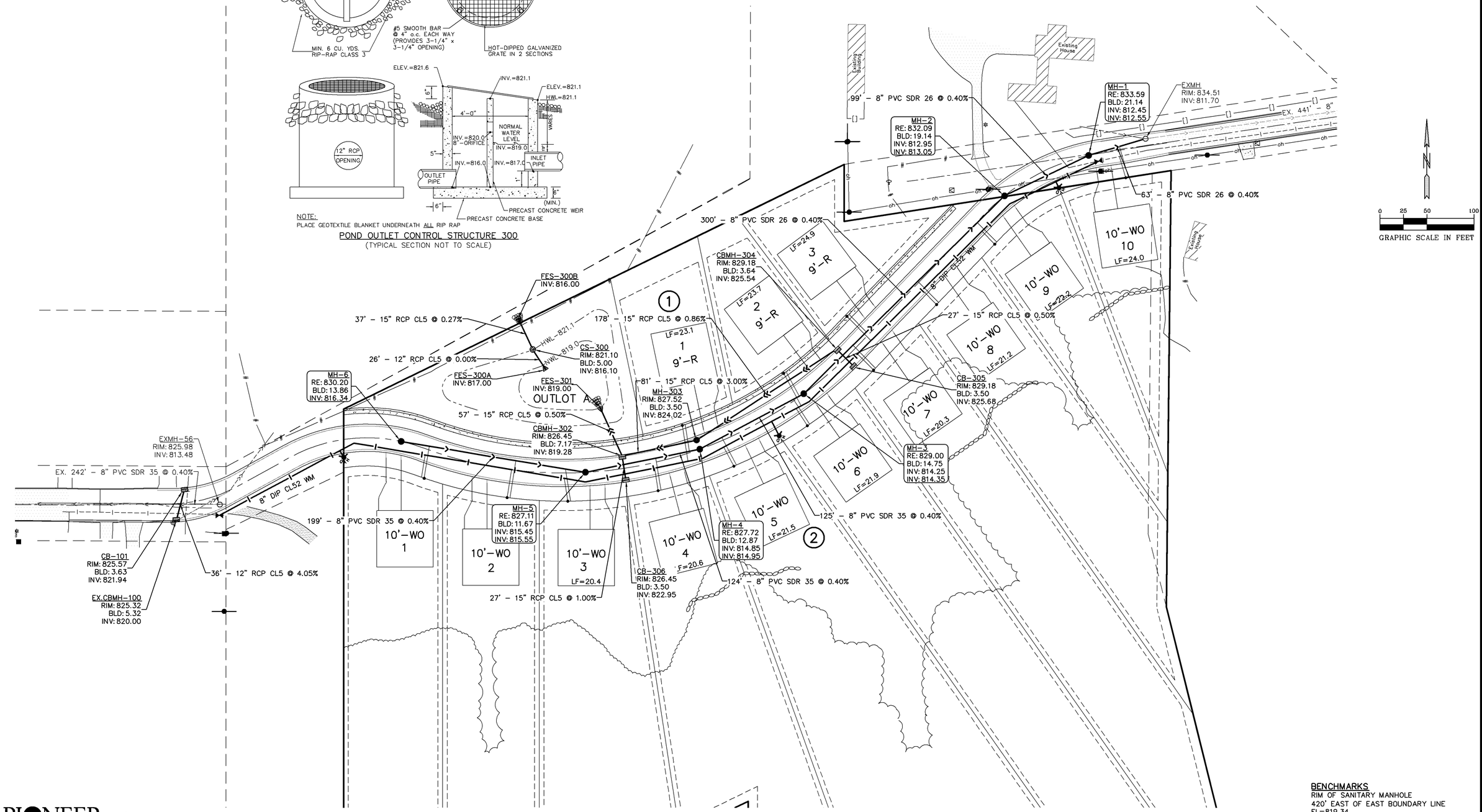
Case 10938AB-14



NOTE:
PLACE GEOTEXTILE BLANKET UNDERNEATH ALL RIP RAP

POND OUTLET CONTROL STRUCTURE 300
(TYPICAL SECTION NOT TO SCALE)



BENCHMARKS
RIM OF SANITARY MANHOLE
420' EAST OF EAST BOUNDARY LINE
EL=819.34

00-ENG-114074-SHEET-UTIL

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Reg. No. 19860 Date 7-16-2014

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Drawn	JLL/JMM

UTILITY PLAN

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON,MINNESOTA

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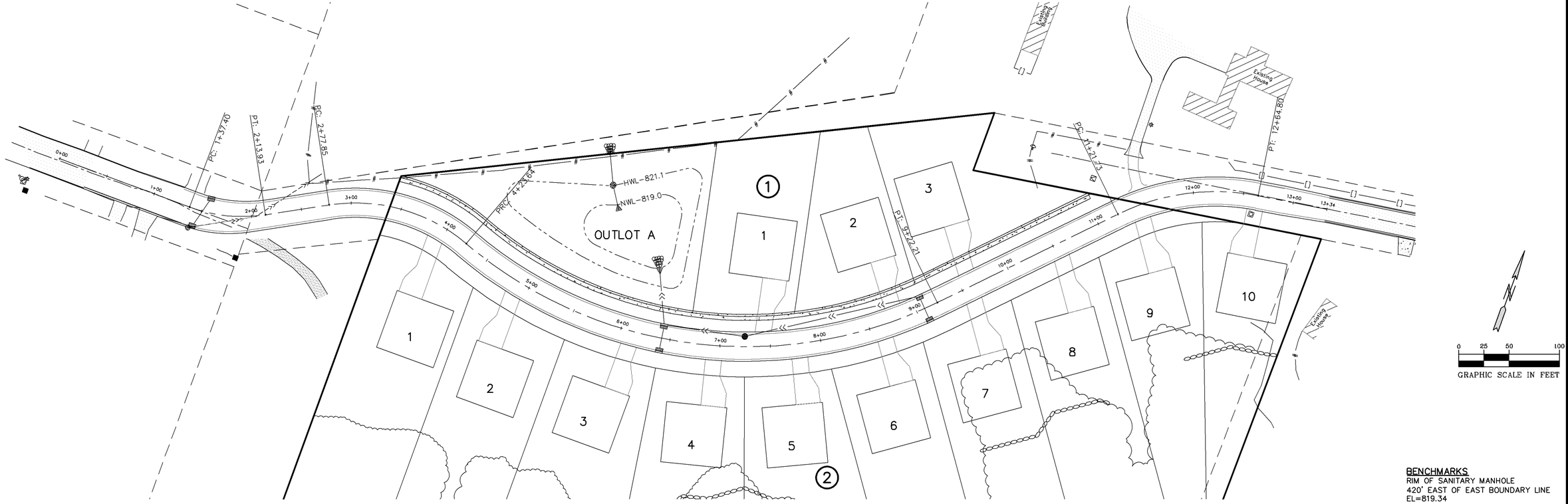

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RIM OF SANITARY MANHOLE
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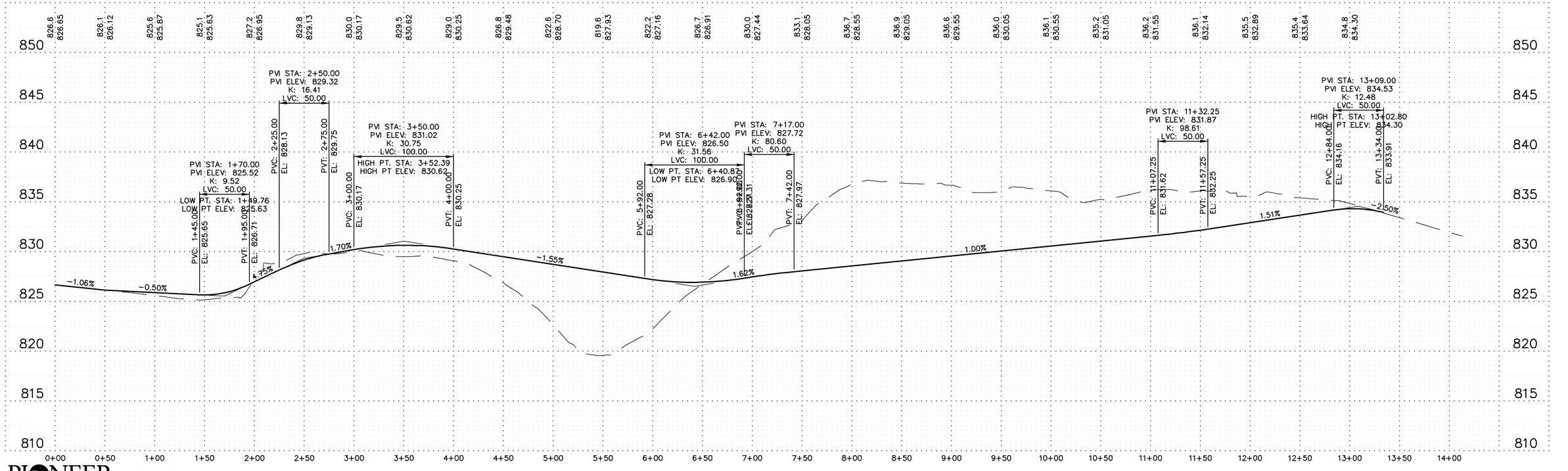

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Reg. No. 19860 Date 7-16-2014

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2. 8-20-14 CLIENT REVISIONS

Date	07-16-2014
Designed	PJC/JLL/JMM
Drawn	JLL/JMM

PRELIMINARY STREET PROFILE

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON, MINNESOTA

00-ENG-114074-SHEET-STR-PROF

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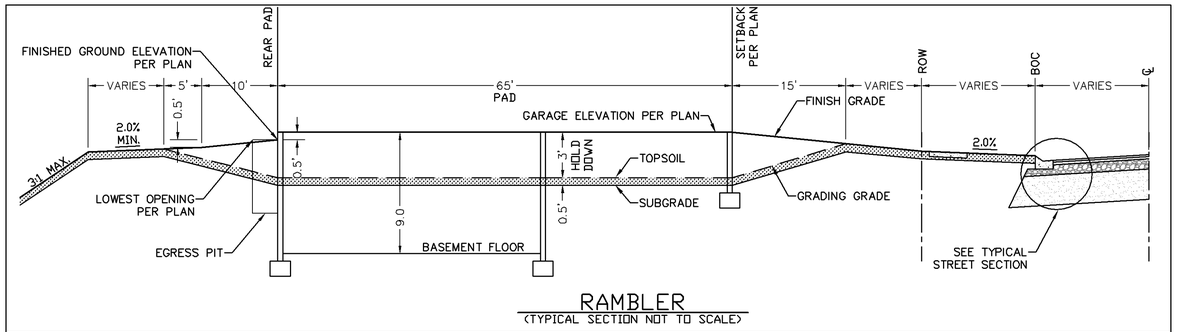

RAMBLER
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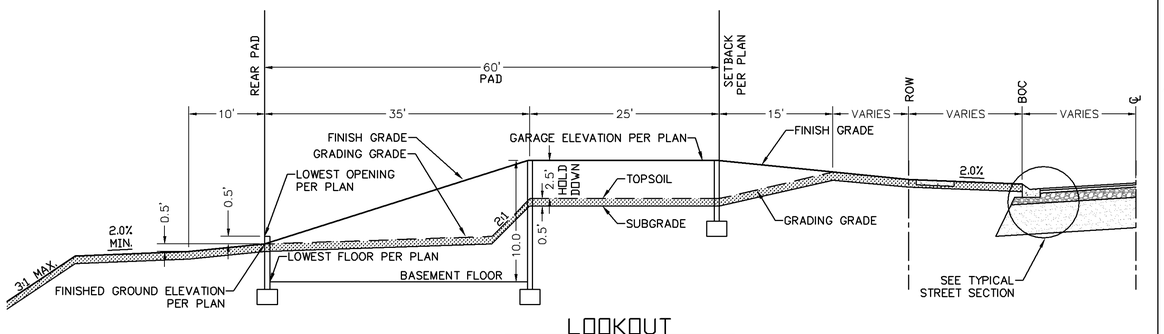

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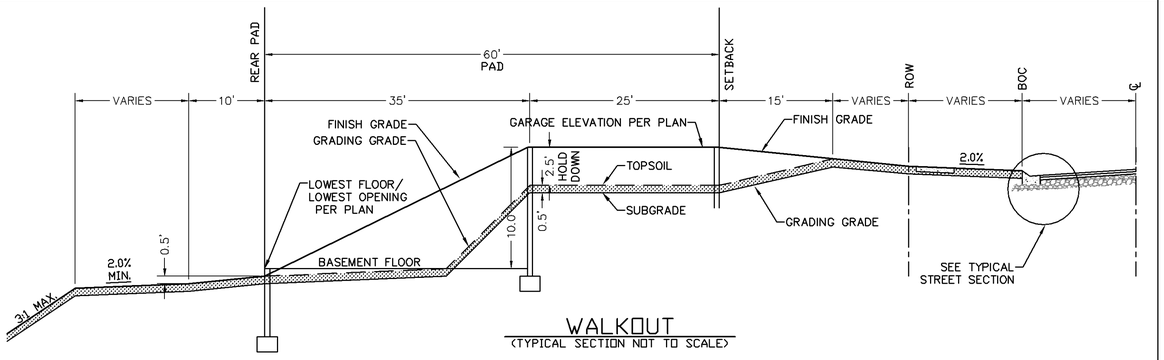
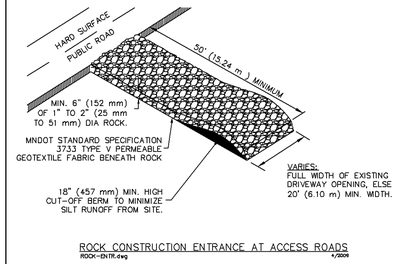
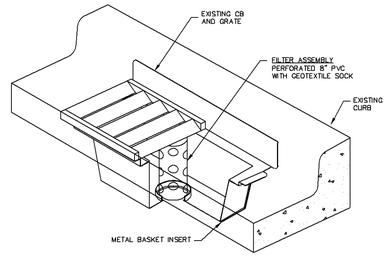


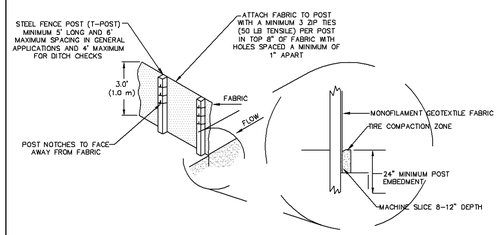
WALKOUT
(TYPICAL SECTION NOT TO SCALE)



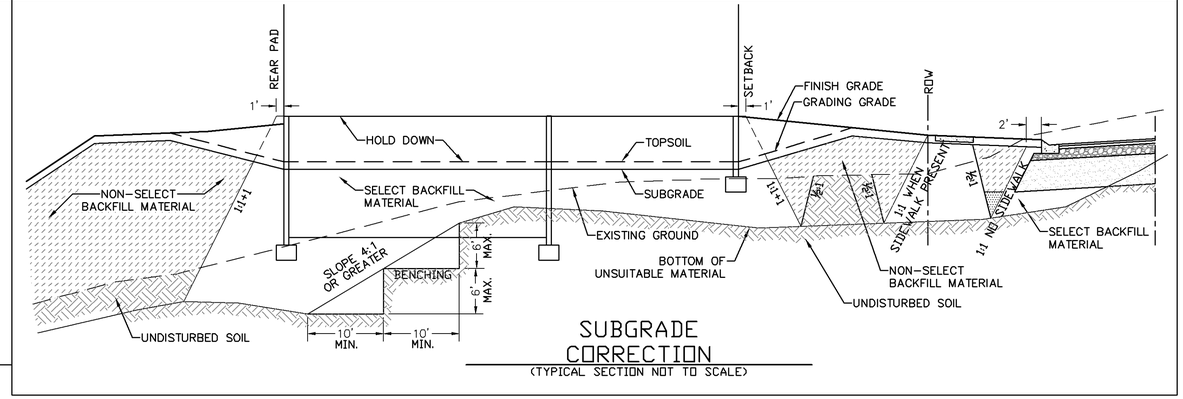
ROCK CONSTRUCTION ENTRANCE AT ACCESS ROADS
ROCK-ENTR.dwg 1/2004



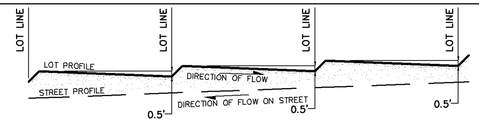
INLET PROTECTION, METAL BASKET TYPE
MNDOT_CB.dwg 1/2009



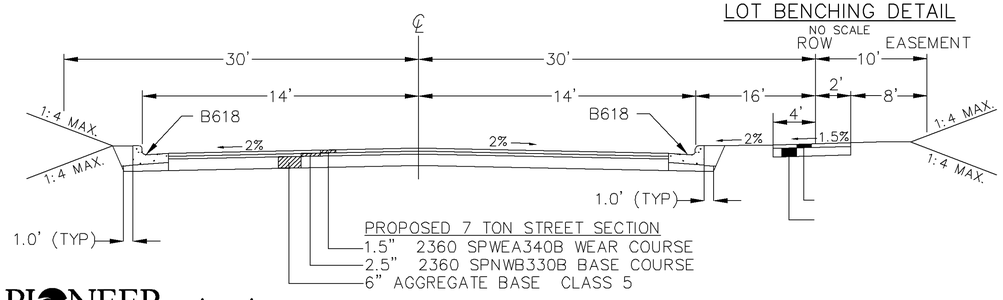
SILT FENCE- MACHINE SLICED
SILT FENCE MACHINE SLICED 5/2011

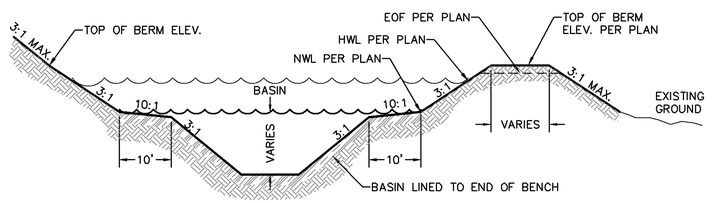


SUBGRADE CORRECTION
(TYPICAL SECTION NOT TO SCALE)

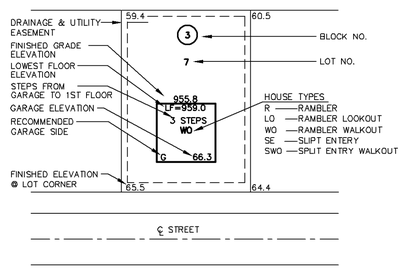


LOT BENCHING DETAIL
NO SCALE





STORM WATER BASIN BERM SECTION
(TYPICAL SECTION NOT TO SCALE)



INTERIOR LOT INFORMATION
(TYPICAL SECTION NOT TO SCALE)

BENCHMARKS
RIM OF SANITARY MANHOLE
420' EAST OF EAST BOUNDARY LINE
EL=819.34

00-ENG-114074-SHEET-DTLS

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2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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
Name Paul J. Cheme
Reg. No. 19860 Date 7-16-2014

Revisions
1. 7-17-14 STREET REVISION WEST END
2. 8-20-14 CLIENT REVISIONS

Date	07-16-2014
Designed	PJC/JLL/JMM
Drawn	JLL/JMM

DETAILS

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON, MINNESOTA

9 OF 9

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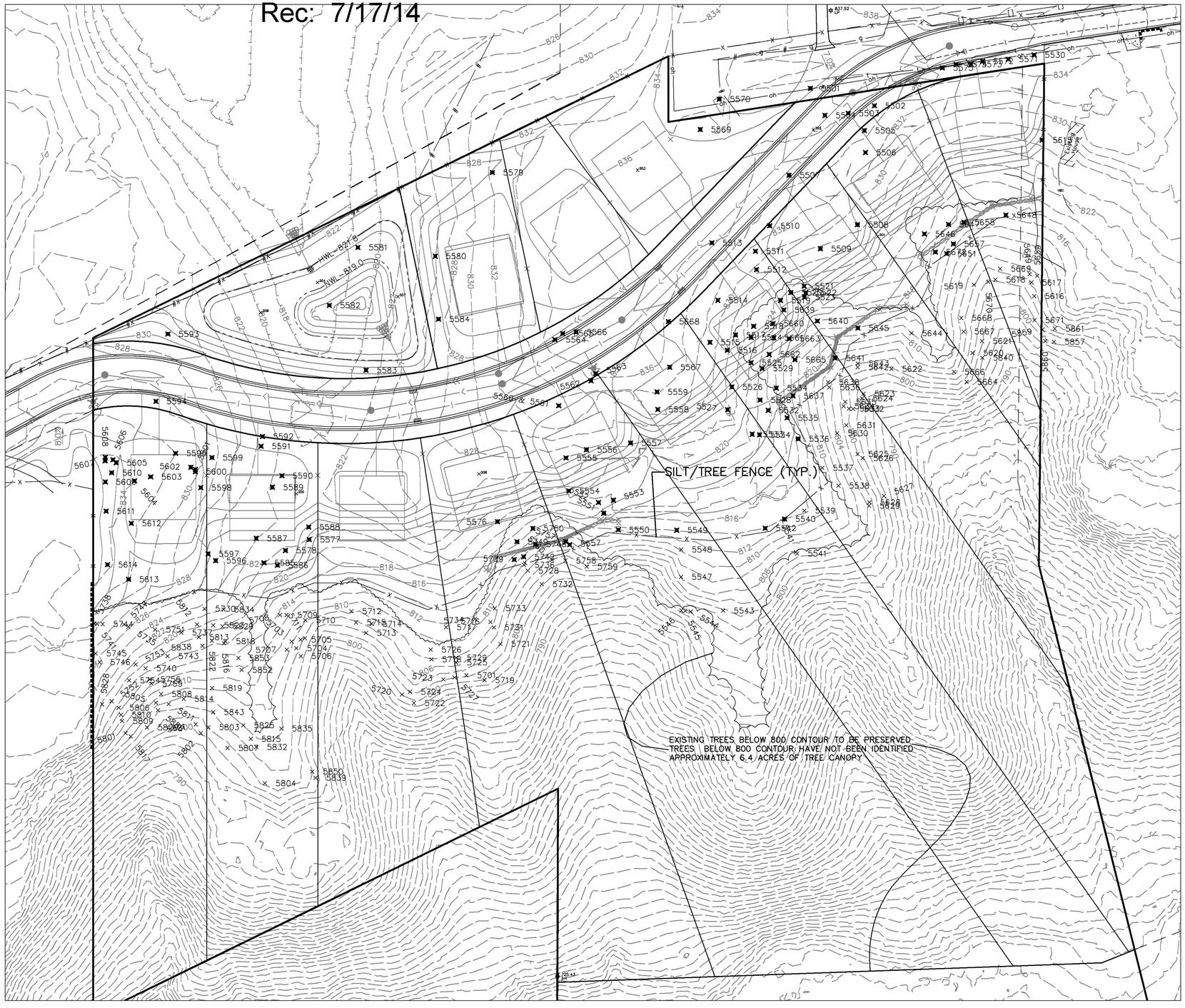
Case 10938AB-14
Rec: 7/17/14



Total Significant Inches = 3318
Total Significant Inches To Be Removed = 1952

Trees that are deemed non-significant due to size/species or poor condition are removed from all tree totals and calculations regardless of save/remove status

Allowable Removal (50% of significant tree inches): 1659
Proposed removal: 1952"
Trees removed over threshold: 293"

Mitigation required: 293 x 1.25=366"

X 1532 – TREE TO BE SAVED

⊠ 1532 – TREE TO BE REMOVED

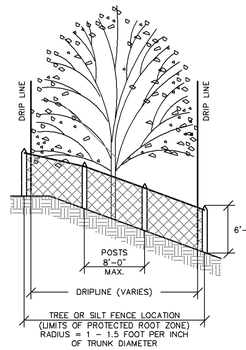
SEE DOCUMENT TITLED "OVERLOOK DRIVE TREE INVENTORY" FOR A DETAILED TREE INVENTORY.

TREE PROTECTION DETAIL

NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



TREE OR SILT FENCE LOCATION
(LIMITS OF PROTECTED ROOT ZONE)
RADIUS = 1 – 1.5 FOOT PER INCH
OF TRUNK DIAMETER

INSTALL TREE OR SILT FENCE PRIOR TO OR AT SAME TIME AS LAND CLEARING.

PROTECTION FENCE SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

IF PROTECTION FENCE IS DAMAGED OR REMOVED, NEW FENCING MUST BE PLACED BACK IN ORIGINAL POSITION UNTIL CONSTRUCTION IS COMPLETE.

TREE PRESERVATION NOTES

BEFORE LAND CLEARING BEGINS, CONTRACTOR SHOULD MEET WITH THE CONSULTANT ON SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.

NO FILL SHOULD BE PLACED AGAINST THE TRUNK, ON THE ROOT CROWN, OR WITHIN THE DRIP LINE AREA OF ANY TREES THAT ARE TO BE SAVED.

NO GRADING, TRENCHING OR PLACEMENT OF EQUIPMENT IS ALLOWED IN THE TREE PROTECTION AREA.

WORK PERFORMED WITHIN THE TREE PROTECTION AREA SHOULD BE DONE BY HAND AND UNDER THE SUPERVISION OF THE CONSULTING ARBORIST.

PRUNING OF OAK TREES MUST NOT TAKE PLACE FROM APRIL 15 TO JULY 15 TO PREVENT THE SPREAD OF OAK WILT DISEASE.

IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY, (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).

x x SILT/TREE FENCE (GRADING LIMITS)

N

0 25 50 100

GRAPHIC SCALE IN FEET

00-PLAN-114074-SHEET-TREE

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www.pioneereng.com

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

Name Jennifer L. Thompson
Reg. No. 44763 Date

Revisions

Date	07-16-2014
Designed	TML
Drawn	TML

TREE PRESERVATION PLAN

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON,MINNESOTA

T1 OF 2

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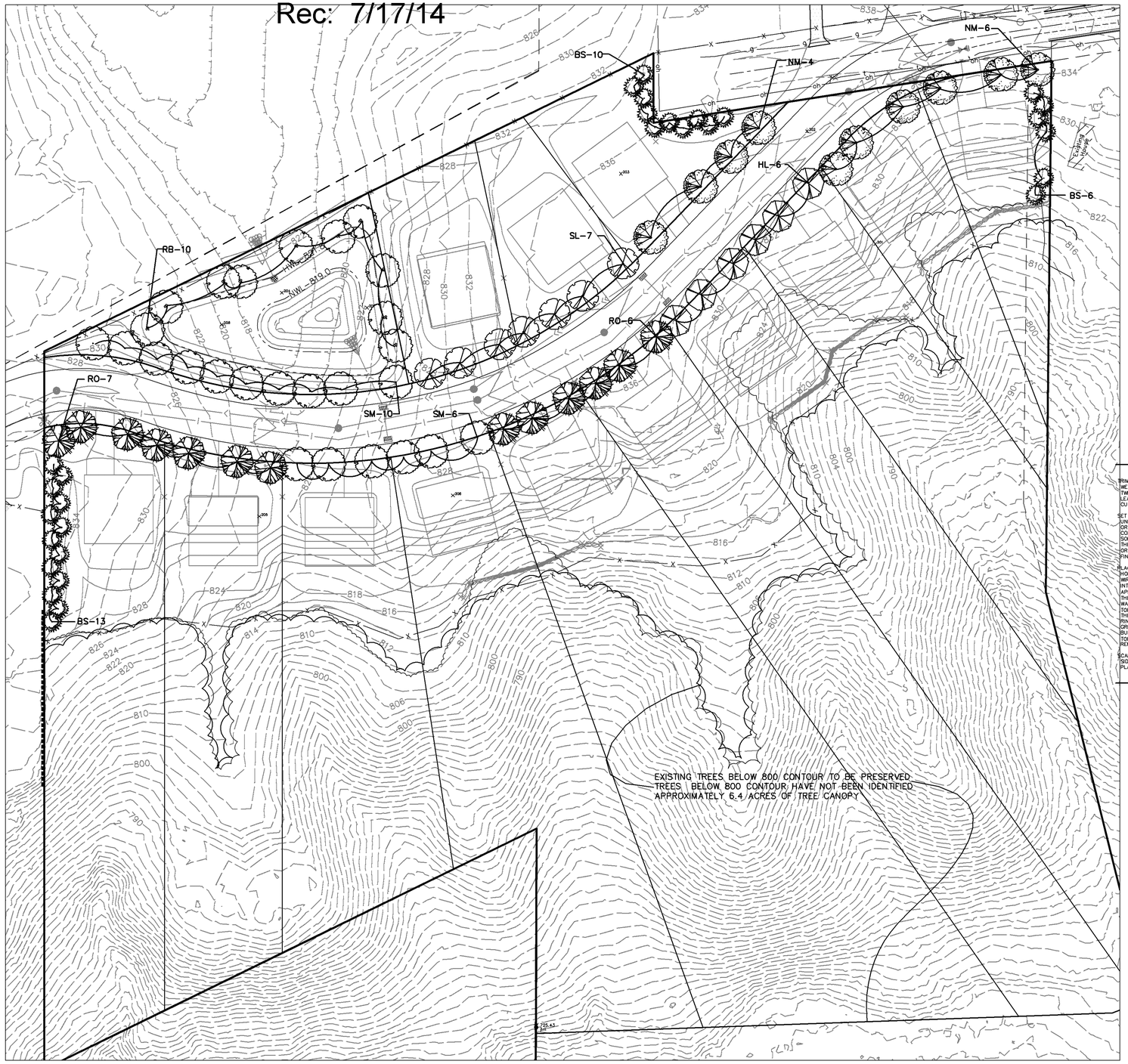
Case 10938AB-14
Rec: 7/17/14

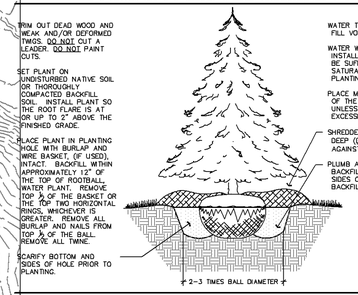


KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY	SPECIAL INSTRUCTIONS
	OVERSTORY TREES			
HL	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS INERMIS	4" B&B	6	
NM	NORTHWOODS MAPLE/ACER RUBRUM 'NORTHWOODS'	4" B&B	10	
RB	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	10' B&B	10	
SM	SIENNA GLEN MAPLE/ACER FREMANII 'SIENNA GLEN'	4" B&B	16	
RO	RED OAK/QUERCUS RUBRA	4" B&B	13	
SL	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	4" B&B	7	
	EVERGREEN TREES			
BS	BLACK HILLS SPRUCE/PICEA GLAUCA DENSATA	8' B&B	29	

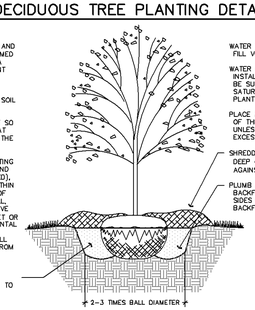
NOTES:
MITIGATION REQUIREMENT (INCHES): 366
PROPOSED INCHES: 368

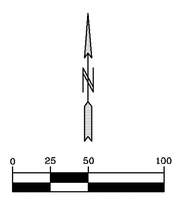
SEE TREE PRESERVATION PLAN FOR MORE TREE IDENTIFICATION AND PRESERVATION DETAILS

CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL





GRAPHIC SCALE IN FEET

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.

- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.

- GRADING TO BE PERFORMED BY OTHERS.

- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.

- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.

- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WIND SPEED OF 60 M.P.H.

- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.

- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.

- IF THERE IS A DESCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

-THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.

- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.

- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.

- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.

- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

00-PLAN-114074-SHEET-LAND

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www.pioneereng.com

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
Name Jennifer L. Thompson
Reg. No. 44763 Date

Revisions

Date	07-16-2014
Designed	JLT
Drawn	JLT

TREE MITIGATION PLAN

JARVIS COMPANY LLC
6109 BLUE CIRCLE DRIVE
MINNETONKA, MINNESOTA 55343

DWAN BLUFF
BLOOMINGTON, MINNESOTA

T2 OF 2

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DWAN BLUFF

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That The Roberta Laird, LLC, a Minnesota limited liability company, owner, of the following described property:

The northerly 563.28 feet (as measured at right angles to the most northerly line) of that part of the following described tract which lies south of a line drawn from the southwest corner of Lot 1, Questend, to the southeast corner of Lot 26, Block 5, Donnays Oak Ridge to wit:

That part of Government Lot 4, Section 29, Township 27 North, Range 24 described as follows:

Commencing at a point on the north line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 27 North, Range 24 West of the 5th Principal Meridian, which point is 100 feet West of the Northeast corner of said Northwest Quarter of the Northwest Quarter, which point is the point of beginning of the premises hereinafter described, thence West along said North line to a point 30 rods West of said Northeast corner of the Northwest Quarter of the Northwest Quarter, thence South in a straight line to a point on the North line of said Government Lot 4 in said Section 29, which point is 498.14 feet West of the Northeast corner of said Government Lot 4, which line is marked by a Judicial Landmarks set at said latter point and by another set in said line at a point 33 feet South of the point of commencement of said line; thence West along the North line of said Government Lot 4 to a point which is 40 rods West of the Northeast corner of said Government Lot 4; at which point there is a Judicial Landmark; thence South at right angles to said last described line to the center line of the creek running from West to East along the South line of said Government Lot 4 upon which said last described line at a point 2086.08 feet South of the North line of said Government Lot 4, there is a Judicial Landmark; thence East along the center line of said creek to a point which is 100 feet West of the East line of said Government Lot 4 extended; thence North in a straight line parallel with and 100 feet distant West of the East line of said Government Lot 4 and the East line of said Northwest Quarter of the Northwest Quarter to the point of beginning, which line is marked by two Judicial Landmarks, set respectively at points in said line 33 feet South and 3184.17 feet South of said point of beginning except the West 125 feet (as measured at right angles to the most Westerly line thereof); also

Beginning at the Northeast corner of Government Lot 4; thence South along the East line of said Government Lot 4 and said East line extended a distance of 2317.17 feet to the point of intersection with the center of creek running in an Easterly and Westerly direction; thence West along center line of said creek to its intersection with a line parallel to and 100 feet West of the East line of said Government Lot 4; thence North along said parallel line and the same extended to the North line of said Government Lot 4; thence East along the North line of said Government Lot 4 to the point of beginning except the North 315 feet thereof; and except that part embraced in Registered Land Survey No. 1195, all contained in Section 29, Township 27, Range 24; also

That part of Lot 12, Questend which lies West of a line described as follows:

Beginning at a point in the North line of said Lot 12 distant 20.29 feet East of the Northwest corner thereof, thence Southerly to a point in the Westerly line of said Lot 12 distant 462.80 feet South of the Northwest corner thereof (as measured along said West line of Lot 12); also

All of Lots 13 and 14, Questend.

Has caused the same to be surveyed and platted as DWAN BLUFF and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said The Roberta Laird, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ , 20_____ .

The Roberta Laird, LLC, a Minnesota limited liability company

_____

_____ as _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ , by _____ as _____ of The Roberta Laird, LLC, a Minnesota limited liability company, on behalf of the company.

_____

_____

Notary Public, _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Peter J. Hawkinson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ 20_____ .

_____

Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ , by Peter J. Hawkinson.

_____

_____

Notary Public, _____

My Commission Expires _____

BLOOMINGTON, MINNESOTA

This plat of DWAN BLUFF was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof, held this _____ day of _____ , 20_____ . If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF Bloomington, Minnesota

By: _____ Mayor

By: _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this Plat, dated this _____ day of _____ , 20_____ .

Mark V. Chapin, County Auditor

By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969) this plat has been approved this _____ day of _____ , 20_____ .

_____ , County Surveyor

By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of DWAN BLUFF was recorded in this office this _____ day of _____ , 20_____ , at _____ o'clock _____ .M.

Martin McCormick, County Recorder

By: _____ Deputy

PIONEERengineering, P.A.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

DWAN BLUFF

QUESTEND

S13°59'40"E ±689.22 ±215.53

S00°38'08"W 463.54

NINE MILE CREEK

OUTLOT B

DRAINAGE AND UTILITY EASEMENT

100 YR. FLOODPLAIN ELE. ±719

LOT 13

LOT 14

QUESTEND

N81°10'47"E 351.79

N00°10'45"E 60.75

OVERLOOK DRIVE

SW CORNER OF LOT 1, QUESTEND

EXCEPTION

N63°55'32"E 592.15

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A

OUTLOT A

DWAN GOLF COURSE

S63°55'32"W 478.47

S00°10'45"W ±644.85

N00°00'01"E 627.11

EXCEPTION

SEE DETAIL

DETAIL NO SCALE

OUTLOT A 1.85±

N63°55'32"E 592.15

N00°00'01"E 627.11

SE CORNER OF LOT 26, BLOCK 5, DONNAY'S OAK RIDGE

JUDICIAL LANDMARK 40 RODS W OF NE COR GOV'T LOT 4

NW COR OF NW 1/4 SEC. 29, TWP. 27, RGE. 24 (HENNEPIN CO. CIM)

DONNAYS OAK RIDGE

OVERLOOK DRIVE

N 1/4 COR SEC. 29, TWP. 27, RGE. 24 (HENNEPIN CO. CIM)

NE COR OF NW 1/4 NW 1/4

NE COR GOV'T LOT 4

N LINE NW 1/4 OF NW 1/4

S89°33'33"E 1317.58

495.00 (30 RODS)

660.00 40 RODS

498.14

N LINE GOV'T LOT 4

REGISTERED LAND SURVEY NO. 1195

60 30 0 60
Scale in Feet

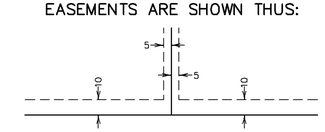
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°33'33" EAST.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE –REQUIRED– LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.

- ◉ DENOTES FOUND CAST IRON MONUMENT
- ○ DENOTES FOUND 1/2 BY 14 INCH INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS 505.021, SUBD. 10.
- ● DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

BENCHMARK: XXXXXXX

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



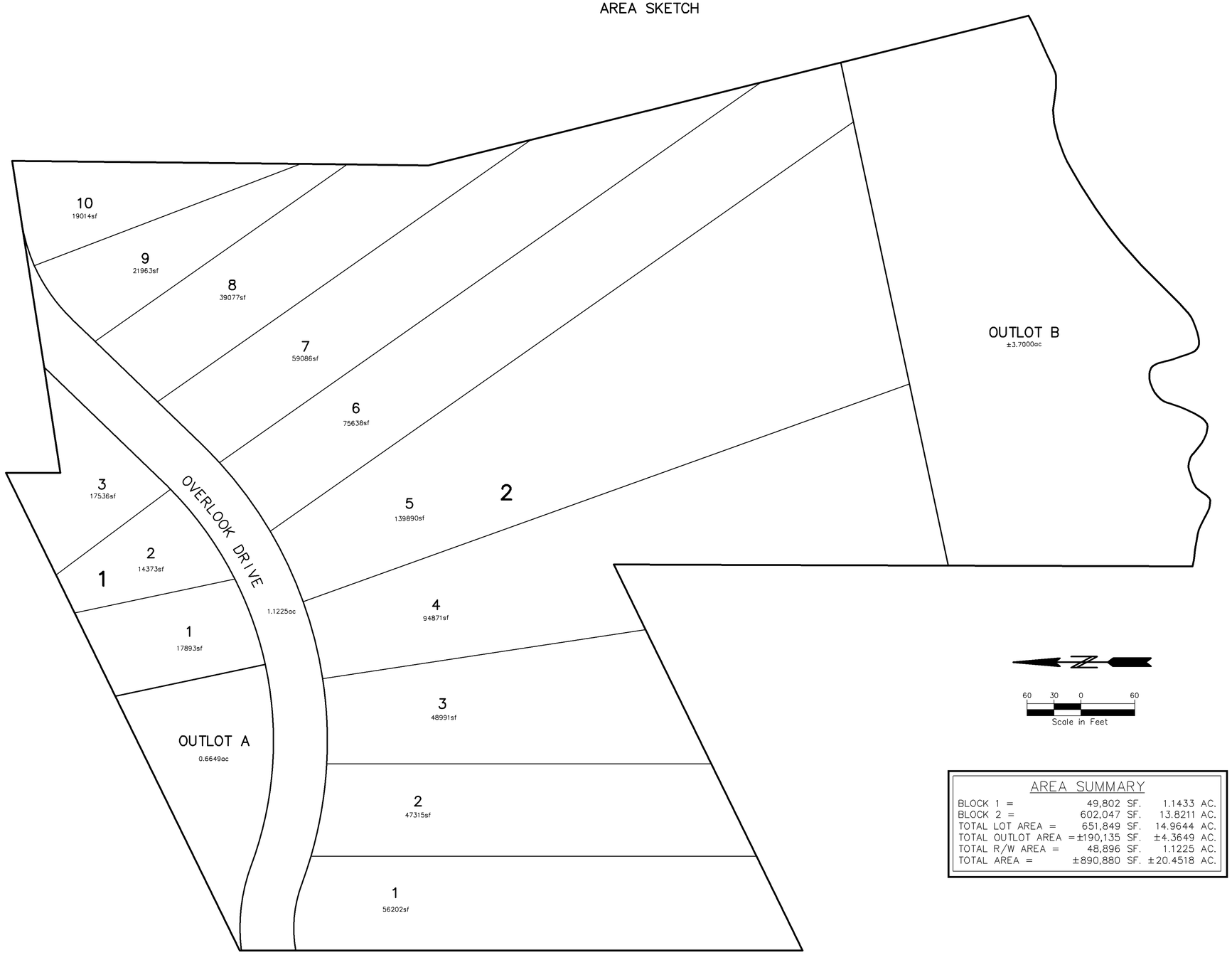
being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

PIONEER engineering, P.A.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

Case 10938AB-14 Rec 8-14-14

DWAN BLUFF

AREA SKETCH



AREA SUMMARY

BLOCK 1 =	49,802	SF.	1.1433 AC.
BLOCK 2 =	602,047	SF.	13.8211 AC.
TOTAL LOT AREA =	651,849	SF.	14.9644 AC.
TOTAL OUTLOT AREA =	±190,135	SF.	±4.3649 AC.
TOTAL R/W AREA =	48,896	SF.	1.1225 AC.
TOTAL AREA =	±890,880	SF.	±20.4518 AC.

PIONEER engineering, P.A.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

Lot Sizes of existing lots within 500' of project boundary

92
92
92
92.09
100
110
110 **Median Lot**
110
115
130
131
139.23
233.7
534.69

80% x 110 = 88' (required minimum lot width)

Dwan Bluff Median Lot Calculations
Jarvis Company, LLC
July 23, 2014

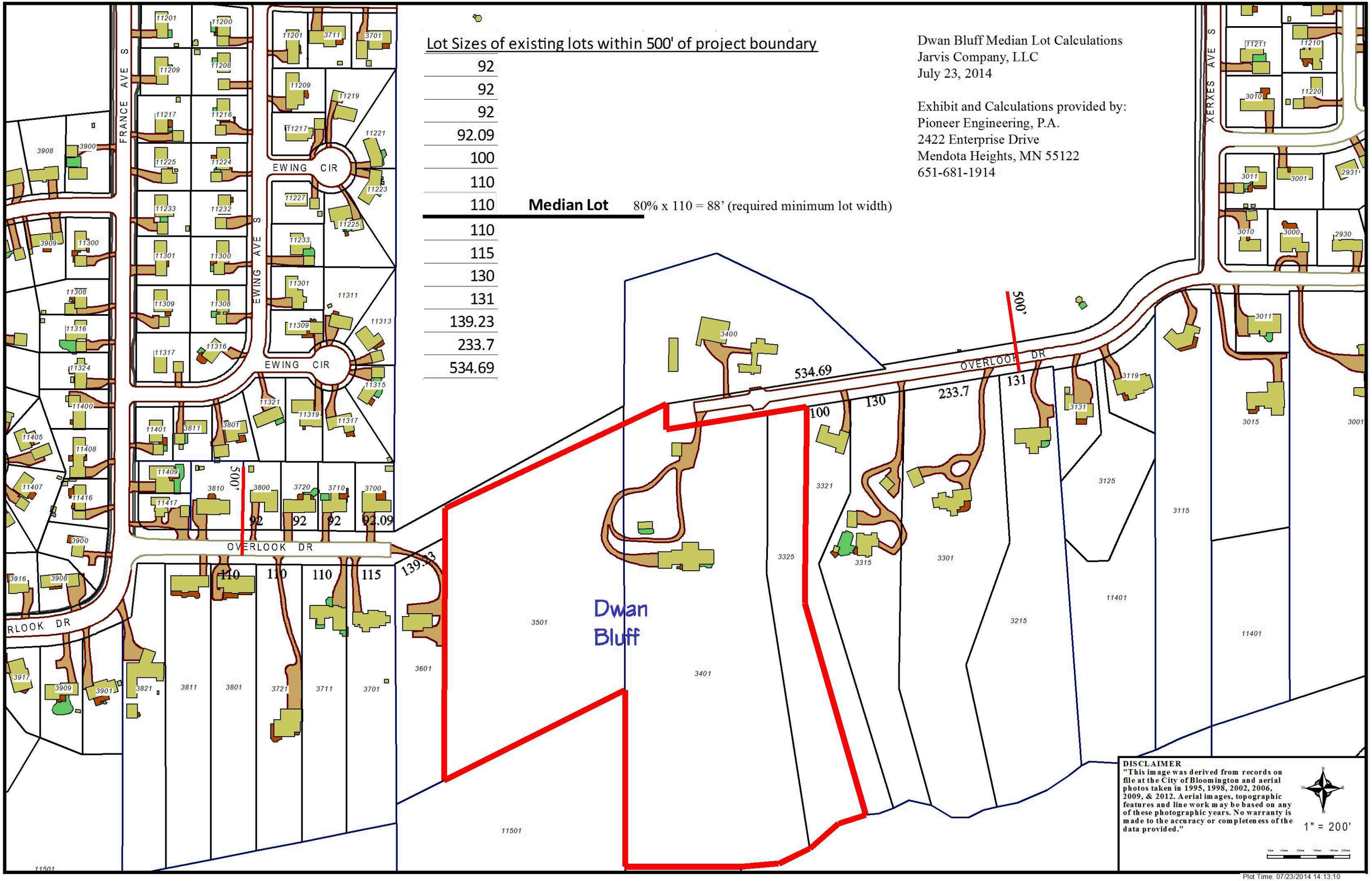



Exhibit and Calculations provided by:
Pioneer Engineering, P.A.
2422 Enterprise Drive
Mendota Heights, MN 55122
651-681-1914