

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

Subject: Application for a preliminary plat with the proposed name of North Pointe at Halsted Bay and a rezoning to Planned Unit Development of the properties located at 6710 Halstead Avenue, 6750 Halstead Avenue, 6701 County Road 110W, and 36 Address Unassigned; R-2 – Low Medium-Density Single-Family Residence Zoning District.

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: August 4, 2025

Issue: Jim Koch (the “Applicant”) submitted an application for a rezoning to PUD and a preliminary plat with the proposed name North Pointe at Halsted Bay. The proposed plat includes the properties located at 6710 Halstead Avenue, 6750 Halstead Avenue, 6701 County Road 110W, and 36 Address Unassigned; R-2 – Low Medium-Density Single-Family Residence Zoning District (the “Properties”). The proposed plat includes 15 single family detached units and 45 condominium units within Minnetrista. The proposed plat also includes land within the City of Mound.

Discussion: It is the policy of the city to consider the subdivision of land and the subsequent development of subdivided land as subject to the control of the city pursuant to the official comprehensive municipal plan of the city and this section for the orderly, planned, efficient, and economical development of the city. Land to be subdivided will be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace. Land will not be subdivided until available public and private facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, transportation facilities and other public improvements.

Comprehensive Plan: The proposed preliminary plat conforms to the density goals of the City’s 2040 Comprehensive Plan, which has planned the Properties for a minimum of 6 units/ acre. The proposed preliminary plat has a proposed density of 6.14 units/acre.

Zoning: The Properties are currently zoned R-2 Low Medium-Density Single-Family Residence. As part of the application, the Applicant is requesting a rezoning to PUD – Planned Unit Development. The purpose of rezoning to PUD is to provide greater flexibility in the development of neighborhoods in order to

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maximize public values and achieve more creative development outcomes while remaining economically viable and marketable.

Shoreland Overlay District: The Properties are also located within the Shoreland Overlay District. The rezoning to PUD should consider these standards as well when evaluating areas of flexibility. The proposed plat does not contain any land within the first tier of the District in the City of Minnetrista. The shoreland is located within the City of Mound and is subject to their review. The proposed density of the develop increases as you move through the tiers and away from Lake Minnetonka, which is desirable within the District.

Water & Sanitary Sewer System General: The City Engineer's memorandum contains comments regarding the water and sewer system. It should be noted that the development cannot use City water for irrigation systems. Lawn irrigation shall be serviced by the onsite storm water ponds.

Streets General: The proposed preliminary plat includes improvements to the existing North-South segment of Halstead Avenue, as well as the East-West portion to a certain degree. There is also a proposed East-West private road between Cardinal Cove Drive and Halstead Avenue that will service 12 single family homes. Additional details regarding the proposed street plans can be found in the attached civil plans and comments from the City Engineer can be found in the attached memorandum.

Tree Preservation: All subdivisions resulting in five or more units, lots, parcels, tracts or long-term leaseholds regardless of the zoning district. Subdivisions and planned unit developments affected by this section are required to protect all significant trees that do not need to be removed to allow the reasonable development of the property. At a minimum, 70 percent of the total caliper inches of significant trees on the property shall be protected. If the caliper inches of the trees removed is greater than the allowed 30 percent, the required replacement trees shall be one caliper inch for each caliper inch removed beyond the allowed 30 percent. In cases in which it can be demonstrated that a property cannot accommodate additional trees on site and replacement trees are required, the city council, at its sole discretion, may also allow an applicant to contribute \$100.00 per Caliper Inch city's Tree Replacement and Environmental Enhancement Fund.

With the final plat application, the Applicant will need to provide a tree inventory and preservation plan with a tabulation of the caliper inches of trees to remain and to be removed. Along with a tree inventory, a detailed landscape plan with the caliper inches to be planted shall also be submitted. These will be used to determine what the required replacement will be and if a fee is required.

Parks, Trails, & Open Space General: Pursuant to Minn. Stats. § 462.358, subdivision 2b, the city requires all subdividers to dedicate to the city or preserve for public use as parks, recreational facilities, playgrounds, trails, open space or

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areas of natural and environmental significance a reasonable portion of the buildable land of the subdivision. The city council, at its discretion, may elect to require in lieu of land an equivalent cash payment based on the fair market value of the buildable land no later than the time of final subdivision approval.

Analysis of the required park dedication, according to Section 500.47, a development which has at least 6 but less than 7 units per acre requires 15% of buildable land or equivalent market value in cash to be dedicated. An appraisal would be required with a future application to determine fair market value and park dedication amount.

At their April 28, 2025 meeting, the Parks Commission reviewed the proposed preliminary plat for the park dedication requirement. After reviewing the Parks, Trails, and Open Space plan and considering the potential size and location of a possible park, the Parks Commission ultimately determined cash in lieu of land was the most appropriate in this instance and made a motion to recommend the City Council require a cash in lieu payment for park dedication.

Architectural Guidelines and Homeowner's Association: Any new development of ten or more single-family detached, single-family attached in groups of two, or two-family detached dwelling units will have at least four different types of housing models (i.e. ramblers, split, colonial, victorian, bungalows, craftsman, contemporary and et cetera). Each housing model will have at least three variations with differing characteristics which clearly and obviously distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, and/or building face. The Applicant will be required to provide a set of model homes for review against the City's architectural standards. If the desired models do not conform, then the Applicant would need to request a waiver from said standards for the City Council to consider.

The city council may, upon recommendation of the planning commission and/or city staff require the subdivider to create a viable homeowner's association, acceptable to the city which will be responsible for the ownership and maintenance of among other things: Common facilities, private roads, private sewer and water lines, open space, pathways, storm drainage ways, and storm drainage ponds, and any improvements which are not to be accepted by the city for public ownership and maintenance. Such maintenance will include, among other things, repair, replacement when necessary, snow removal, grass cutting, weed control, clean-up of trash and debris, mosquito control, odor control, silt removal from storm drainage ponds and drainage ways, and grading and surfacing of private roads.

Neighborhood Comments: Staff sent out notices to property owner's within 1,000 feet of the proposed development area. There were a few residents who spoke when the public hearing was first opened, but there was no one besides the Applicant that spoke at the last Planning Commission meeting and the hearing was closed. Staff has received some written

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comments regarding the request. The written comments have been attached for consideration.

Planning Commission Recommendation: The Planning Commission reviewed the Applicant's revised submittal at their July 28, 2025 meeting. At the meeting, the Planning Commission continued the public hearing that was originally opened in April. There was no one besides the Applicant and their representatives present that wished to speak during the hearing. After hearing no additional testimony during the public hearing and discussing amongst themselves, the Planning Commission made a motion to recommend the City Council adopt an ordinance rezoning the properties to PUD – Planned Unit Development and a resolution approving the preliminary plat known as North Pointe at Halsted Bay, subject to the conditions outlined in the staff report. Motion passed 4-0. Absent: Taylor, Hussain, Jamieson, Gehring, and Rognli.

Conclusion: The City Council should review the revised submittal provided with the staff report. Once they have reviewed the materials and the recommendation of the Planning Commission, the City Council should consider the entire record before them prior to making a motion. When making a motion, findings of fact should be established which support the recommendation. Along with making a motion, the City Council should determine if any conditions are required to ensure orderly, planned, efficient, and economical development of the city. Based on its review, staff would recommend the following conditions:

1. The Applicant shall satisfy all comments within the City Engineer's review memorandum dated July 22, 2025 prior to final plat approval;
2. The preliminary plat is subject to Minnesota State Fire code and review by the Chief of the Mound Fire Department;
3. The Applicant shall submit a set of model homes for review of conformance with the City's architectural guidelines with the final plat application;
4. The Applicant shall contribute a warning siren fee of \$64/unit at the time of final plat;
5. The Applicant shall submit an appraisal at their cost for fair market value of the Properties being developed. A park dedication fee in the amount of 15% of the appraised value, as agreed upon by the City Council, of the land shall be paid at the time of final plat. The City Council reserves the right to require their own appraisal at the expense of the Applicant if necessary to determine fair market value;
6. A sewer area charge of \$2,400/acre above the ordinary high water mark at the time of final plat;
7. A water area charge of \$13,000/acre above the ordinary high water mark at the time of final plat;
8. The Applicant shall provide a full tree inventory for all the Properties and include a tabulation of the trees to remain and trees to be removed in caliper inches. A landscaping plan shall also be provided which shows all the trees to be planted on the Properties and a tabulation in caliper inches. Any removal above the allowed 30% of the total caliper inches shall either be replaced on site or a fee of \$100/caliper inch shall be paid at the time of final plat approval;

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9. The Applicant shall comply with all of the rules, regulations, and permitting requirements of Hennepin County, MCWD, and all other public agencies with jurisdiction over the Properties;
10. All utilities for the proposed development shall be located underground;
11. Standard drainage and utility easements shall be provided around the boundaries of all lots and wetlands;
12. Lawn and landscape irrigation systems within the development cannot be connected to city water per Section 500.31 Subd. 4 of City Code. The lawn and landscape irrigation needs of the development shall be served by the installation of a separate irrigation system supply pipes connected to the storm water ponds;
13. A developer's agreement must be executed before the final plat will go to the City Council;
14. A stormwater tax district shall be established for all property included within the plat;
15. A maintenance agreement and easement shall be required for all pervious paver areas within the development;
16. The Applicant shall be responsible for public improvements associated with the project as well as improving Halstead Avenue that runs east-west and including a water main along the entire street;
17. The Applicant shall establish a homeowner's association for all the property included with the proposed plat;
18. The Applicant shall provide title evidence satisfactory to the City Attorney prior to final plat approval;
19. Payment of all associated preliminary plat review fees shall be received by the City prior to acceptance of a final plat application; and
20. The Applicant shall submit a completed application for final plat within one hundred eighty (180) days of date of adoption of resolution by the City Council.

Recommended Action: Motion to adopt an ordinance rezoning the properties to PUD – Planned Unit Development and a resolution approving the preliminary plat known as North Pointe at Halsted Bay, subject to the conditions outlined in the staff report.

Attachments:

1. Location Map
2. Applicant Narrative
3. Preliminary Plat
4. Civil Plans
5. Architectural Plans
6. City Engineer Memorandum
7. MCWD Memorandum
8. Hennepin County Memorandum
9. Public Comments
10. Res. No. 70-25 Approving Preliminary Plat of North Pointe at Halsted Bay
11. DRAFT Ordinance No. 501 Rezoning to PUD Planned Unit Development
12. Res. NO. 71-25 Authorize Publication of Ordinance 501 by Title and Summary





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6701 County Road 110W & Adjacent Properties



1 in = 400 Ft

-  City Boundary
-  City Mask
-  Address Labels
-  Parcels





333 Washington Avenue North
Suite 210 | Minneapolis MN 55401
612.676.2700 | www.djrarch.com

March 28, 2025 – Updated June 27, 2025

Halsted Bay Estates

Planned Unit Development / Plat - Written Statement – PUD/ Preliminary Plat

A. Contact list:

1. Owners – See land use application.
2. Architect – DJR Architecture, Inc.: Sheldon Berg, 651.329.4558, sberg@djri-inc.com
3. Civil Engineer – Stark Engineering: Wayne Stark, 320.249.2611, waynes@starkengineer.com
4. Surveyor – Bogart, Peterson & Associates: Christopher Gray, 763.262.8822, cgray@bogart-pederson.com

B. Site Data

1. Address – 6710 & 6750 Halstead Avenue, 6701 CR No 110 W,
2. Zoning – R-2 Low Medium Density Single Family Residential
3. Parcel Size – Approximately 361,516 SF (8.3 acres) + Public Road area (+/-2.0 acres)
4. PID Numbers - 2211724430042, 2211724430002, 2211724430003, 2211724430004
5. Legal Description – See attached.

C. General Information

1. Subdivision Name –
2. Proposed Lots – Block 1 – 14 Lots + Park Outlot; Block 2 – 4 Lots
3. Public Space – Outlot A – 14,288 SF
4. Additional ROW – An additional +/- 12,145 SF is dedicated to enlarging Halstead Avenue E-W.

D. Explanation of issues resolved from Sketch Plan: The development used information from feedback provided to previous development proposals at this site and incorporated that feedback into the proposed site plan. The project proposes both fewer units and a greater number of single family lots than the previous project. It also holds condominium buildings to the north side of the site along CR 110. The

single family lots are located adjacent to existing single family lots and lake side lots.

E. Narrative of project intent:

- a. The project aims to develop the vacant land and provide a mix of for-sale housing styles to a long undeveloped parcel of land off County Road 110 and Halstead Avenue including single family homes, condominiums and townhouses (on adjacent parcel in Mound).

F. Density Narrative:

- a. The project will include 60 residential units with 15 from single family home sites and 45 units from three condominium buildings. This equates to approximately 9.77 development area and therefore 6.14 units per acre.

G. Narrative of Neighborhood concerns:

- a. Based on the neighborhood information meeting on March 7, 2025, the main neighbor concerns were based on appropriate storm water measures. The project intends to follow best management practices to address this concern. The project also has much less impervious surface than the previous proposed project for the site allowing greater natural infiltration of storm water.

H. Infrastructure Extensions

- a. The project proposes improvements to Halstead Avenue and other site improvements including walking paths and private roads and visitor parking.

I. Possible Conflicts with adjacent land uses:

- a. The project is consistent with the adjacent land uses by keeping new single family development next to existing single family homes to the south and larger scale condominium buildings to the north along County Road 110.

J. Justification for no excessive burden on infrastructure:

- a. The development is modest in size at 60 total units and building within the framework of existing infrastructure. The development will actually improve access for services with the upgrades to the adjacent city roads.

K. Lakeshore Access: The development will access Halsted Bay via a shared amenity building and dock on the adjacent parcels that are a part of the project within Mound city limits.

L. Parks / Open Space: Open space is provided in the areas to the south of the condominium buildings including a gathering space with gazebo on the west end of the project.

M. Development Schedule:

- a. Project entitlements – by July 2025
- b. Project Sitework (infrastructure) –August 2025-September 2025
- c. Single Family Homes & Dock House - Starting August 2025
- d. Townhouse and Single-Family Homes – 2025-2026
- e. Condominiums - 2026-2027



333 Washington Avenue North
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~~May 14, 2025~~ **Revised June 27, 2025**

North Point on Halsted Bay

Planned Unit Development – Areas of Flexibility Request

Each element below contrasts the underlying zoning vs. the proposed flexibility required which is shown underlined. Items greater than the requirements are shown **bold**.

1. Setbacks: Most building flexibility is requested due to existing property topography and other natural features. For example, condominium buildings have been located in the flatter areas where fewer mature trees exist and away from the natural elevation changes of the site. Single family lots generally meet or exceed the front and rear setbacks, but have been narrowed to allow for storm water provisions in the lower areas of the site which maintains and uses the natural features of the site
 - i. Single Family Homes – Block 1, Lots 1—6, Lot 2 Lots 1-6
 1. R3 Zoning: 25 feet front, 20 feet side, 20 feet rear (non-lakefront).
 2. Proposed: 12.5 feet front (due to widened outlots to 50 feet), 7.5 feet side, **25 feet rear**.
 - ii. Single Family Homes – Block 3 – Lots 2-4
 1. R3 Zoning: 25 feet front, 20 feet side, 20 feet rear (non-lakefront).
 2. Proposed: 15 feet front, 7.0 feet side, **25 feet rear**.
 - iii. Condominiums – 24 Unit:
 1. R5 Zoning: 40 feet front, 20 feet side, 20 feet rear (non-lakefront).
 2. Proposed: 30 feet front, 15 feet East side, 20 feet West side, **60 feet rear**.
 - iv. Condominiums – 12 Unit:
 1. R5 Zoning: 40 feet front, 20 feet side, 20 feet rear (non-lakefront).
 2. Proposed: **60+ feet front**, 15 feet West side, **46 feet rear**.
 - v. Condominiums – 9 Unit: Meets or exceeds all setbacks

2. Lot Coverage: The development requests flexibility on this item in the shoreland overlay zoning requirement – 25%. Proposed: 35% maximum. This request is being considered as an opportunity to provide a variety of housing options for the residents from single family detached homes to townhouses (as part of the development in the city of Mound) and multifamily home ownership. The somewhat greater intensity of housing increases the overall level of lot coverage, but still preserves key topographic features of the property and as many trees as possible. The coverage is still markedly lower than the 50% lot coverage allowed in R5 districts or 45% in the R3 district.
3. Maximum building height – Condominiums to meet the 3 story/45 feet requirement of the related R5 district using average grade. Basement level garages are built into the hill and not be considered a story.
4. The development is also requesting the proposed developer planted trees and mitigation trees are counted toward the total Minnetrista Tree Mitigation.

NORTH POINTE AT HALSTED BAY

Re: Preliminary Plat of North Pointe at Halsted Bay

- MCWD - Sign off on Proposed Culvert Restrictor: Country Rd 110
- Hennepin County - Approval of Culvert Restrictor Proposed Use

To: City of Minnetrista:

- Staff Request for Culvert Restrictor/Drainage Planning & Engineering details.

Our understanding is the City of Minnetrista engineer is seeking verification of the approved and proposed culvert restrictor as part of developers drainage plan with the MCWD & Hennepin County. Jacobson Environmental completed a wetland delineation and report. MCWD reviewed the report and completed an on-site inspection. They determined no board review would be required. The project will need to submit a Stormwater Protection Plan (SWPP) for a grading permit which will accompany further construction drawings for the development. A SWPP will be submitted to MCWD after the city engineer has accepted the construction plans for the project.

We believe the City of Minnetrista can make this requirement which has been discussed and addressed by all parties, where signatures with approved SWPP plans are forthcoming soon, a condition of Final Plat.

Thank you for your consideration.

Sincerely,

The North Pointe at Halsted Bay Development Team

Under direction of DJR.

Halstead Avenue - Minnetrista MN 55364

NORTH POINTE AT HALSTED BAY

Re: Preliminary Plat of North Pointe at Halsted Bay

- Dry Creek Bed - Sign off
- Culvert Restrictor Proposed Use

To: City of Minnetrista

- Staff Request for neighboring homeowners & Engineering details.

My understand is the City of Minnetrista is seeking both acknowledgement and support from associated Halstead Avenue homeowners about a dry creek bed drainage area, along with a possible drainage and utility easement covering a dry creek bed, which feature now follows the common lot line between two existing properties south of Halstead Avenue. The east side property owners are Blake and Sheri Smith (6685 Halstead Avenue) and the west side property owner is Gary Ingle (6689 Halstead Avenue).

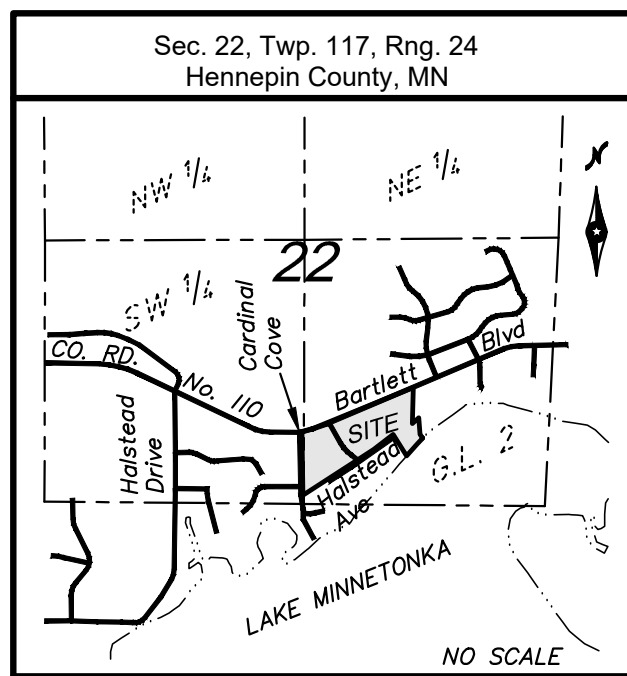
We have met with both Mr. and Mrs. Smith and Mr. Ingle. Both sets of owners have agreed in principle to support the culvert restrictor proposed with the MCWD, which has initial review at the MCWD, and is a part of the process of preliminary plat approval. Both homeowners support its use and function. If the city wants us to grant the easement as a request by the City, we can have that document produced for signatures. Both owners have worked with the previous land developers with cooperation. That will continue. We assume the City will want the City Engineer to create, or at least approve, the form of an easement. We will get homeowners signatures when completed.

Our suggestion is that the City make the execution and recording of this easement by both lot owners a condition of the final approval of the plat.

All the Best,

North Pointe at Halstead Bay Development Team - with DJR guidance.

Halstead Avenue - Minnetrista MN 55364



Preliminary Plat of NORTH POINTE AT HALSTED BAY

Existing Property Description for PID's: 22-117-24-43-0002 & 22-117-24-43-0007.
(Doc. No. A1064670)
Parcel 1:
That part of Lot 2, Section 22, Township 117 North, Range 24, West of the 5th Principal Meridian, described as follows: Commencing on the West line of Government Lot 2, Section 22, Township 117, Range 24 at a point 325.07 feet North of the Southwest corner of said Lot; thence Southeastly along the West line of Halsted Park, produced 266.5 feet to the Northwesterly side of Halsted Avenue in said Addition; thence Northeastly along Halsted Avenue a distance of 520.8 feet to the Easterly line of Kohler Street; which point is the point of beginning of the land to be described; thence continuing Northeastly along the Northerly line of Halsted Avenue a distance of 329.2 feet to its intersection with the Easterly line of Halsted Park extended; thence Northwesterly along Easterly line of Halsted Park, extended a distance of 242.5 feet to its intersection with a line parallel with and 11.2 chains East of the West line of Government Lot 2; thence North along said line to the center of County Road a distance of 249.86 feet; thence Westerly along the center line of County Road 477.0 feet to the East line of Kohler Street; thence Southeastly an angle of 88 degrees 45 minutes a distance of 281 feet; thence at an angle to the left of this line extended of 18 degrees 17 minutes a distance of 164.0 feet; thence at an angle of 10 degrees 27 minutes to the left of this line extended of 89.1 feet to the point of beginning, Hennepin County, Minnesota.

I hereby certify that a boundary survey has been completed for the preliminary plat of NORTH POINTE AT HALSTED BAY, Hennepin County, MN
Signed: *Craig Wensmann*
Craig A. Wensmann
Date: 3/28/25 Lic. No. 47466

AND
Parcel 2:
Lots 1, 2 and 3, Halsted Heights, Hennepin County.

Not Platted
PID: 22-117-24-42-0005
Mikolaj Kackowski

Block 1

Block 3

Block 2

Block 4

LEGEND:

- Denotes electrical cabinet
- Denotes power pole
- Denotes guy wire
- Denotes telephone pedestal
- Denotes electric meter
- Denotes cable television box
- Denotes fiber optic service box
- Denotes septic cleanout
- Denotes water service
- Denotes manhole
- Denotes water valve
- Denotes hydrant
- Denotes well
- Denotes culvert
- Denotes Dale Thorn, LS
- Denotes Dennis Taylor, LS
- Denotes Christopher Ambaum, LS
- Denotes Charles Christopherson, LS
- Denotes bituminous surface

- Denotes concrete surface
- Denotes gravel surface
- Denotes fence
- Denotes retaining wall
- Denotes underground telephone
- Denotes overhead electric
- Denotes underground fiber optics
- Denotes underground gas line
- Denotes underground electric
- Denotes easement
- Denotes right of way
- Denotes major contour
- Denotes minor contour
- Denotes sanitary sewer
- Denotes storm sewer
- Denotes waterline
- Denotes existing adjoiners
- Denotes building setback line
- Denotes waters edge

DENOTES PROPOSED BUILDING SETBACKS:
30' from CS&H right of way
25' Front from local/private road right of way
15' Side along Halsted Avenue
7' Side Lot Interior
20' Side along Cardinal Cove Drive
25' Rear
50' from OHW

CITY OF MINNETRISTA CITY OF MOUND HENNEPIN COUNTY, MN

Existing Property Descriptions for PID's: 22-117-24-43-0042 & 22-117-24-43-0044.
(Doc. No. 11302763)
PARCEL 1:
That part of Government Lot 2, Section 22, Township 117, Range 24, Hennepin County, Minnesota, described as follows:
Beginning at a point on the Northwesterly line of Halsted Avenue according to the recorded plat of HALSTED PARK, distant 350.80 feet Northwesterly from the most Westerly corner of said HALSTED PARK; thence Southwesterly along said Northwesterly line of said Halsted Avenue to the East line of the recorded plat of CARDINAL MANOR; thence Northwesterly along said East line to the Northeast corner of said CARDINAL MANOR; thence Southwesterly along the Northerly line of said CARDINAL MANOR to the West line of said Government Lot 2; thence Northerly along said West line to the centerline of County Road 110; thence Northeastly along said centerline to the Northerly extension of the East line of Kohler Street (also known as Kohler Street as identified in said recorded plat of HALSTED PARK filed April 29, 1902, in Book 46 of Plots, Page 18, and as identified in the Vacation of Kohler Street by court Order filed January 10, 1946, as Document No. 2338591); thence Southeastly along said Northerly extension of the East line of Kohler Street (also known as Kohler Street) and the East line of said Kohler Street (also known as Kohler Street), a distance of 281.00 feet; thence deflect right 87 degrees, 34 minutes, a distance of 42.00 feet; thence Southerly to the point of beginning.

AND
That part of vacated Kohler Street that attaches thereto as identified in the recorded plat of HALSTED PARK filed April 29, 1902, in Book 46 of Plots, Page 18, and by the court Order filed January 10, 1946, as Document No. 2338591.
EXCEPT the following parcel contained therein and legally described as:
That part of Government Lot 2, Section 22, Township 117 North, Range 24 West of the 5th Principal Meridian, described as follows:
Commencing at the Northwesterly line of Halsted Avenue (also known as Halsted Avenue) at a point 520.8 feet Northwesterly from the most Westerly corner of the plat of HALSTED PARK; thence Southwesterly along the Northwesterly line of Halsted Avenue (also known as Halsted Avenue) 520.8 feet; thence Northwesterly 266.5 feet to a point in the West line of Government Lot 2, distant 325.7 feet North from the Southwest corner of Government Lot 2; thence North to the center line of County Road (also known as County Road 110); thence Northeastly along the center line of said County Road (also known as County Road 110) to the Easterly line of Kohler Street (also known as Kohler Street) as identified in said recorded plat of HALSTED PARK and the Vacation of Kohler Street as described in court Order filed January 10, 1946, as Document No. 2338591), said point being the actual point of beginning of the land to be hereinafter described; thence Southeastly with an interior angle of 88 degrees 45 minutes a distance of 281 feet; thence deflecting to the right 87 degrees 34 minutes a distance of 42.00 feet; thence Southerly to the point of beginning, Hennepin County, Minnesota.

AND
That part of vacated Kohler Street that attaches thereto as identified in the recorded plat of HALSTED PARK filed April 29, 1902, in Book 46 of Plots, Page 18, and by the court Order filed January 10, 1946, as Document No. 2338591.
EXCEPT the following parcel contained therein and legally described as:
That part of Government Lot 2, Section 22, Township 117 North, Range 24 West of the 5th Principal Meridian, described as follows:
Commencing at the Northwesterly line of Halsted Avenue (also known as Halsted Avenue) at a point 520.8 feet Northwesterly from the most Westerly corner of the plat of HALSTED PARK; thence Southwesterly along the Northwesterly line of Halsted Avenue (also known as Halsted Avenue) 520.8 feet; thence Northwesterly 266.5 feet to a point in the West line of Government Lot 2, distant 325.7 feet North from the Southwest corner of Government Lot 2; thence North to the center line of County Road (also known as County Road 110); thence Northeastly along the center line of said County Road (also known as County Road 110) to the Easterly line of Kohler Street (also known as Kohler Street) as identified in said recorded plat of HALSTED PARK and the Vacation of Kohler Street as described in court Order filed January 10, 1946, as Document No. 2338591), said point being the actual point of beginning of the land to be hereinafter described; thence Southeastly with an interior angle of 88 degrees 45 minutes a distance of 281 feet; thence deflecting to the right 87 degrees 34 minutes a distance of 42.00 feet; thence Southerly to the point of beginning, Hennepin County, Minnesota.

AND
That part of vacated Kohler Street that attaches thereto as identified in the recorded plat of HALSTED PARK filed April 29, 1902, in Book 46 of Plots, Page 18, and by the court Order filed January 10, 1946, as Document No. 2338591.
EXCEPT the following parcel contained therein and legally described as:
That part of Government Lot 2, Section 22, Township 117 North, Range 24 West of the 5th Principal Meridian, described as follows:
Commencing at the Northwesterly line of Halsted Avenue (also known as Halsted Avenue) at a point 520.8 feet Northwesterly from the most Westerly corner of the plat of HALSTED PARK; thence Southwesterly along the Northwesterly line of Halsted Avenue (also known as Halsted Avenue) 520.8 feet; thence Northwesterly 266.5 feet to a point in the West line of Government Lot 2, distant 325.7 feet North from the Southwest corner of Government Lot 2; thence North to the center line of County Road (also known as County Road 110); thence Northeastly along the center line of said County Road (also known as County Road 110) to the Easterly line of Kohler Street (also known as Kohler Street) as identified in said recorded plat of HALSTED PARK and the Vacation of Kohler Street as described in court Order filed January 10, 1946, as Document No. 2338591), said point being the actual point of beginning of the land to be hereinafter described; thence Southeastly with an interior angle of 88 degrees 45 minutes a distance of 281 feet; thence deflecting to the right 87 degrees 34 minutes a distance of 42.00 feet; thence Southerly to the point of beginning, Hennepin County, Minnesota.

AND
That part of vacated Kohler Street that attaches thereto as identified in the recorded plat of HALSTED PARK filed April 29, 1902, in Book 46 of Plots, Page 18, and by the court Order filed January 10, 1946, as Document No. 2338591.
EXCEPT the following parcel contained therein and legally described as:
That part of Government Lot 2, Section 22, Township 117 North, Range 24 West of the 5th Principal Meridian, described as follows:
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Commencing at the Northwesterly line of Halsted Avenue (also known as Halsted Avenue) at a point 520.8 feet Northwesterly from the most Westerly corner of the plat of HALSTED PARK; thence Southwesterly along the Northwesterly line of Halsted Avenue (also known as Halsted Avenue) 520.8 feet; thence Northwesterly 266.5 feet to a point in the West line of Government Lot 2, distant 325.7 feet North from the Southwest corner of Government Lot 2; thence North to the center line of County Road (also known as County Road 110); thence Northeastly along the center line of said County Road (also known as County Road 110) to the Easterly line of Kohler Street (also known as Kohler Street) as identified in said recorded plat of HALSTED PARK and the Vacation of Kohler Street as described in court Order filed January 10, 1946, as Document No. 2338591), said point being the actual point of beginning of the land to be hereinafter described; thence Southeastly with an interior angle of 88 degrees 45 minutes a distance of 281 feet; thence deflecting to the right 87 degrees 34 minutes a distance of 42.00 feet; thence Southerly to the point of beginning, Hennepin County, Minnesota.

AND
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Existing Property Description for PID: 22-117-24-43-0003.
(Doc. No. 6075495)
That part of Government Lot 2, Section 22, Township 117, North, Range 24, West of the 5th Principal Meridian, described as follows:
Commencing at the Northwesterly line of Halsted Avenue at a point 520.8 feet Northwesterly from the most Westerly corner of Halsted Park; thence Southwesterly along the Northwesterly line of Halsted Avenue a distance of 520.8 feet; thence Northwesterly 266.5 feet to a point in the West line of government Lot 2 distant 325.7 feet North from the Southwest corner of Government Lot 2; thence North to the center line of County Road; thence Northeastly along the center line of said county Road to the easterly line of Kohler Street; thence southeasterly with an interior angle of 88 degrees 45 minutes a distance of 281 feet; said point being the actual point of beginning of the land to be hereinafter described; thence Southeastly with an angle to the left of 18 degrees 17 minutes a distance of 164 feet; thence at an angle of 10 degrees 27 minutes to the left a distance of 89.1 feet to the Northwesterly line of Halsted Avenue; thence first above described; thence Southwesterly along the Northwesterly line of Halsted Avenue a distance of 170 feet; thence Northwesterly to a point in a line drawn from the point of beginning with a deflection angle of 87 degrees 34 minutes to the right from the above described course drawn from the center line of County Road at is intersection with the Easterly line of Kohler Street, distant 42 feet Southwesterly from the point of beginning; thence Northwesterly along the centerline of said road to the point of beginning.

Existing Property Description for PID: 22-117-24-43-0009.
(Doc. No. A10552561)
Parcel 1: That part of Lots 4 and 5 lying South of the South line of Halsted Avenue extended, HALSTED HEIGHTS, Hennepin County Minnesota.

Parcel 2: That part of Lots 4 and 5 lying North of the South line of Halsted Avenue extended, HALSTED HEIGHTS, Hennepin County Minnesota.

Existing Property Description for PID: 22-117-24-43-0046.
(C.O.T. No. 1493488)
Lot 1, Block 2, HALSTED VIEW, Hennepin County, Minnesota.

*Note: This Certificate does not mention anything about the vacated Halsted Avenue.
Existing Property Description for PID: 22-117-24-43-0028.
(C.O.T. No. 1496155)
Lot 4, Block 1, HALSTED VIEW, Hennepin County, Minnesota.

That part of vacated Halsted Avenue, dedicated in the plat of HALSTED VIEW, lying north of the centerline of said avenue and east of the West 1.00 foot of said avenue. (*See Note 7)

Survey Notes:

- This survey was performed without the benefit of a title report. Limited search for restrictions or easements was made by the surveyor. The surveyor reserves the right to update this survey upon receipt of title documentation.
- The plat of HALSTED PARK, was surveyed by W. E. Stoopers, and Recorded in Book 46 of Plots, Page 18, April 29, 1902, which dedicated Kohler Street as a dedicated public road. This road was subsequently vacated by the 4th District Court per Document in Book 458 of Misc. public bill, dated Jan. 10, 1946. The information received to date does not add any additional public interest, yet on there have been modifications in the current location of what is now known as Halsted Avenue, road improvement have been and the public is currently using said Avenue.
- Driveway access to Lot 1, Block 1, Cardinal Manor, is encroaching onto property. No easement documentation was received confirming this has been determined.
- Portions of the property was previously a mobile home park. During the previous years there may have been numerous wells, septic tanks and other utilities that have become obscured.
- Reference Duffy Engineering and Surveying data from a previous Preliminary Plat prepared in 2015, job number 15-134.
- Utilities shown from referenced Duffy survey information and utility locates from a Gopher One Call Ticket No's. 250710303 and 250710304 dated 3/12/2025.
- Certificate of Title for parcel 22-117-24-43-0028 describes part of vacated Halsted Avenue "east of the west 1.00 foot..." further title examination is needed.
- Hennepin County GIS shows Parcel 1 as described in Doc. No. A10552561 for parcel 22-117-24-43-0009 combined with parcel 22-117-24-43-0046. Further title examination is needed.
- Halsted Avenue is named per City of Minnetrista. The plat of HALSTED PARK dedicated the east-west road as Halsted Avenue and the north-south road as Kohler Street.

BOGART, PEDERSON & ASSOCIATES, INC.

Bearings are based on the Hennepin County coordinate system (NAD83 86adj.). For the purpose of this survey, the west line of Gov't Lot 2 of Sec. 22, Twp. 117, Rng. 24 is assumed to bear North 0 degrees 21 minutes 42 seconds East

- Denotes found iron monument
- ✕PK Denotes found mag nail
- Denotes set 1/2 inch by 14 inch iron monument with a plastic plug stamped R.L.S. 47466
- ⊙ Denotes found metal disk
- ⊙ Denotes found cast iron monument
- △ Denotes set nail

REFERENCE BENCHMARK:
MnDot Geodetic Monument "2704 B"
Elevation = 947.61 feet (NAVD88)

PROJECT BENCHMARKS:
1. Top Nut Hydrant south side of Co. Rd. No. 110 (Bartlett Blvd) near the NW corner of 6639 Bartlett Blvd
Elevation = 998.29 feet (NAVD88)

2. Top Nut Hydrant in the NW quadrant of Cardinal Cove Dr (SE corner of Lot 4, Block 1, CARDINAL COVE ESTATES
Elevation = 960.37 feet (NAVD88)

DEVELOPER:
Estate Property Development
Attn: Jim Koch
2782 Tamarak Drive
Long Lake, MN 55356
612-701-4583

SURVEYORS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

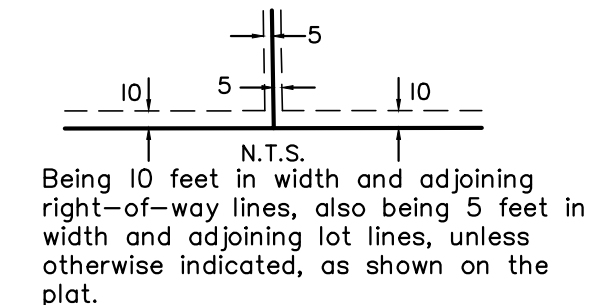
ENGINEER:
Stark Engineering
320 2nd Ave S.
Sauk Rapids, MN 56379
320-249-2611

TOTAL AREA: 13.847 Acres
Minnetrista Area = 10.307 Acres
Mound Area = 3.547 Acres

EXISTING ZONING:
Minnetrista - R-2 Low Density Single Family Residence
Mound - R-3/PDA (Planned Development Area and R-1

PROPOSED ZONING:
Minnetrista - PUD (Planned Unit Development)
Mound - R-3/PDA (Planned Development Area

Drainage and Utility Easements are shown thus:



DATE: 3/24/25
FIELD DATE: March 18, 2025
BK/PG: 27.5/pg. 32
DRAWN BY: CEG
CHECKED BY: CAW
DWG FILE: 25-0087 Preliminary
FILE NO: 25-0087.00

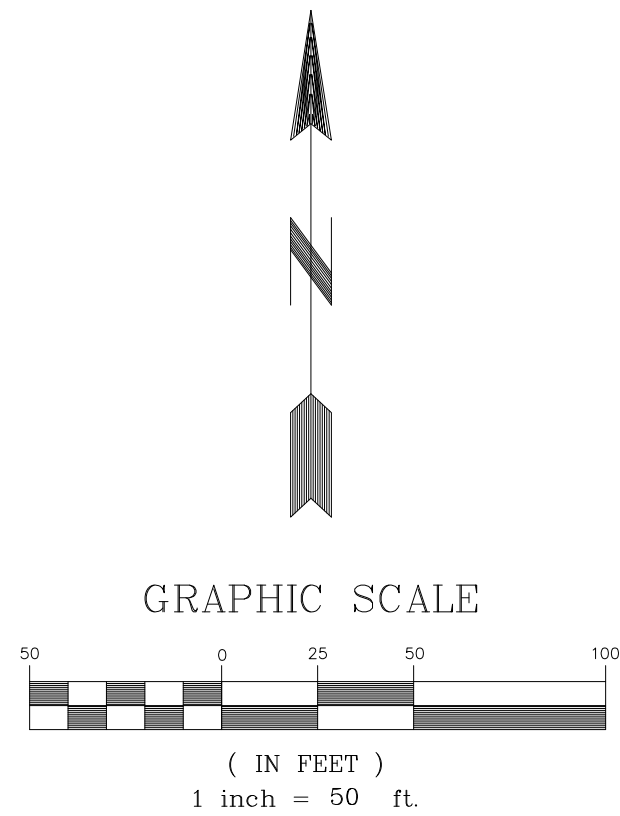
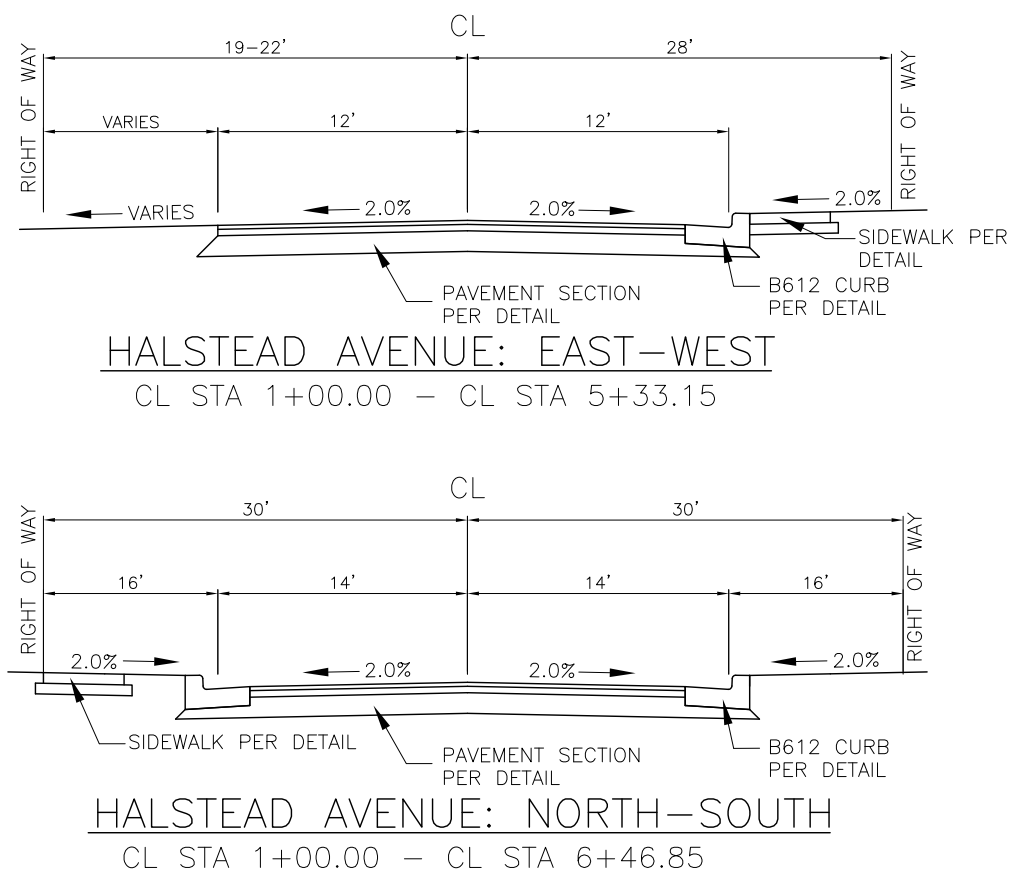
REVISIONS:
1. 4/7/25 City of Minnetrista Comments
2. 5/22/25 Revised Lot Layout
3. 6/18/25 Revised Outlot B, Block 1 and 2 Lots
4. 6/30/25 Revised Lots 1-4, Block 4, and Plot Name Change

I hereby certify that this survey, plan, or report 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.

Signed: *Craig Wensmann*
Craig A. Wensmann
Date: 3/28/25 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

PRELIMINARY PLAT
for
Estate Property Development
NORTH POINTE AT HALSTED BAY
City of Minnetrista and
City of Mound
Hennepin County, MN



NOTES:

- 1. BASE PLAN USED IS A SURVEY PREPARED BY BOGART, PEDERSON & ASSOCIATES.
- 2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL.
- 3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF MINNETRISTA, THE CITY OF MOUND AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 4. SUBDIVIDER: JIM KOCH, ANGEL M CONSULTING
5310 WEST 16TH STREET #409, MINNEAPOLIS, MN
PHONE: 612-701-4583

Minnetrista Lots					
Blocks 1-3	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers*	
Total	368,721	106,846	17,250	12,848	33.7%

* Area of pavers at 100% impervious

Block 1	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers*	
Lot 1	74,092	20,152	4,565	2,252	33.4%
Lot 2	10,264	4,401	260	0	45.4%
Lot 3	7,670	4,000	260	0	55.5%
Lot 4	7,670	4,000	260	0	55.5%
Lot 5	7,670	4,000	260	0	55.5%
Lot 6	7,670	4,000	260	0	55.5%
Lot 7	9,160	4,000	260	0	46.5%
Total	124,196	44,553	6,125	2,252	40.8%

Block 2	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers*	
Lot 1	10,612	4,000	260	0	40.1%
Lot 2	7,670	4,000	260	0	55.5%
Lot 3	7,670	4,000	260	0	55.5%
Lot 4	7,670	4,000	260	0	55.5%
Lot 5	7,670	4,000	260	0	55.5%
Lot 6	7,670	4,000	260	0	55.5%
Outlot A	7,666	0	0	0	0.0%
Outlot C	24,126	0	2,890	10,596	12.0%
Total	80,754	24,000	4,450	10,596	35.2%

Block 3	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers*	
Lot 1	106,334	26,293	5,775	0	30.2%
Lot 2	16,150	4,000	300	0	26.6%
Lot 3	16,150	4,000	300	0	26.6%
Lot 4	16,264	4,000	300	0	26.4%
Outlot B	8,873	0	0	0	0.0%
Total	163,771	38,293	6,675	0	27.5%

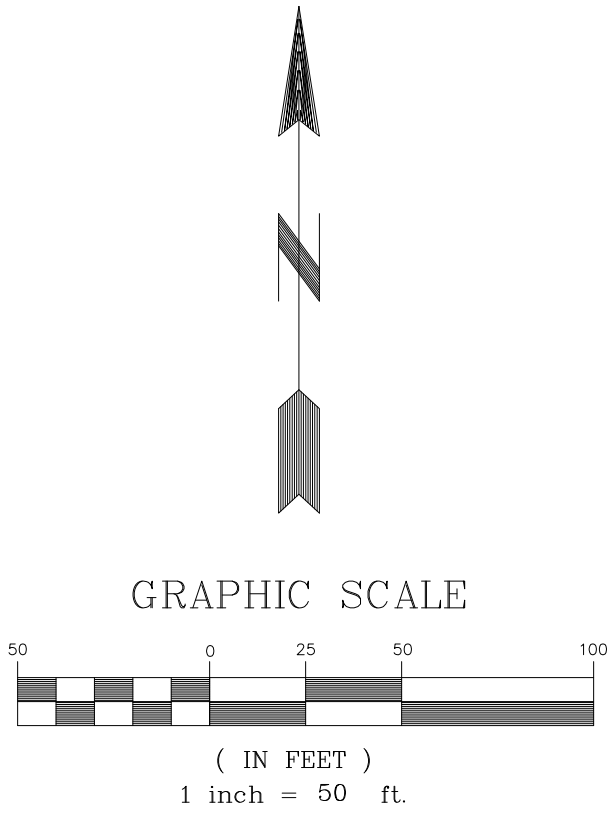
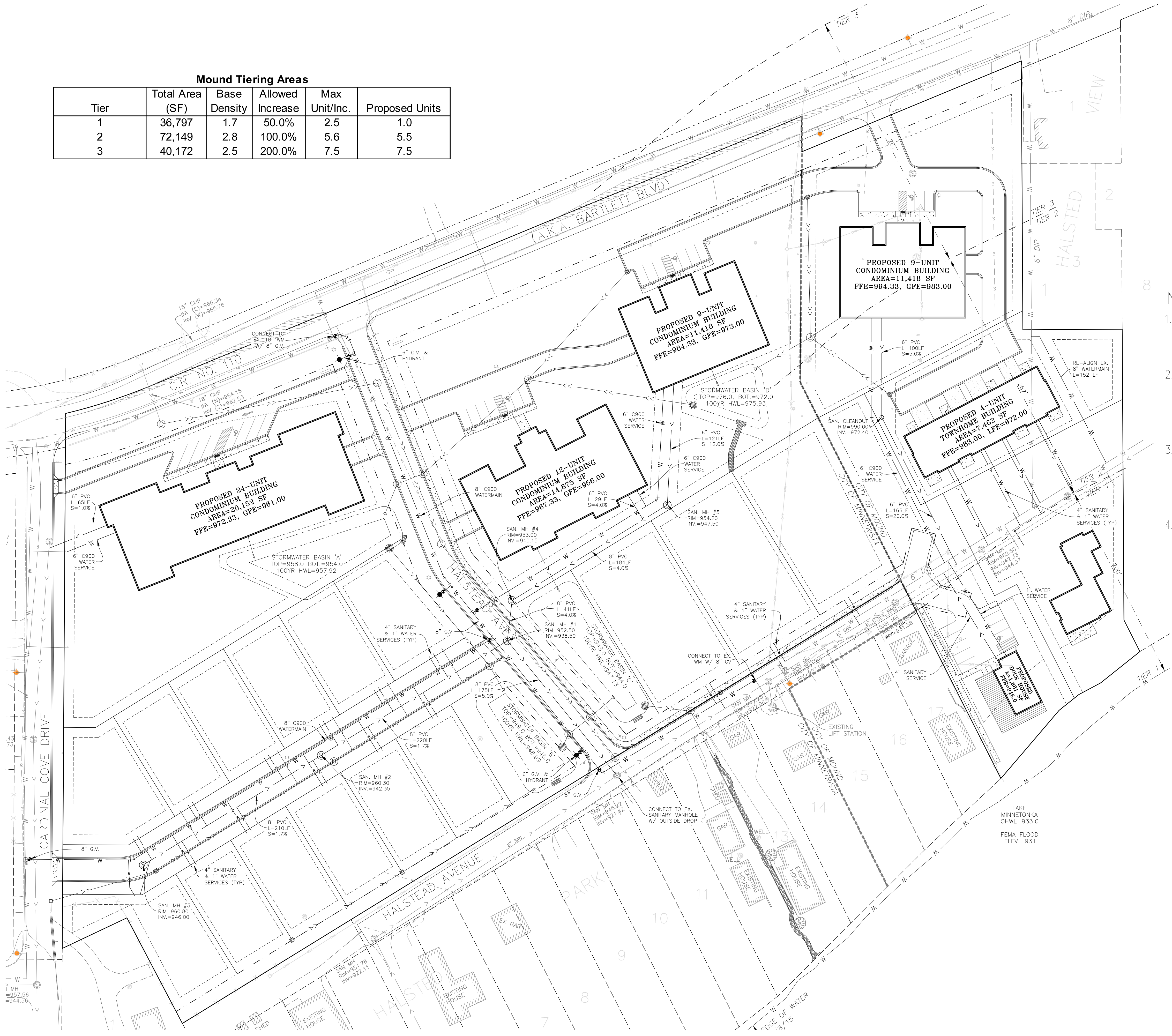
Block 4	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers*	
Lot 1	54,410	11,418	10,878	0	41.0%
Lot 2	28,274	7,462	5,594	0	46.2%
Lot 3	31,896	3,343	2,474	0	18.2%
Lot 4	27,373	2,435	4,515	0	25.4%
Total	141,953	24,658	23,461	0	33.9%

MINNETRISTA LANDOWNERS:

PID #2211724430042 & #2211724430004
BERG RESIDENTIAL DEVELOPMENT, LLC
15250 LAWNDALE LANE NORTH, DAYTON, MN
PHONE: 612-308-5895
PID #2211724430003
D. & L.A. REINHART
6750 HALSTEAD AVENUE, MINNETRISTA, MN
PID #2211724430002
PINE FINANCIAL GROUP
6990 W. 38TH AVENUE #308
WHEAT RIDGE, CO

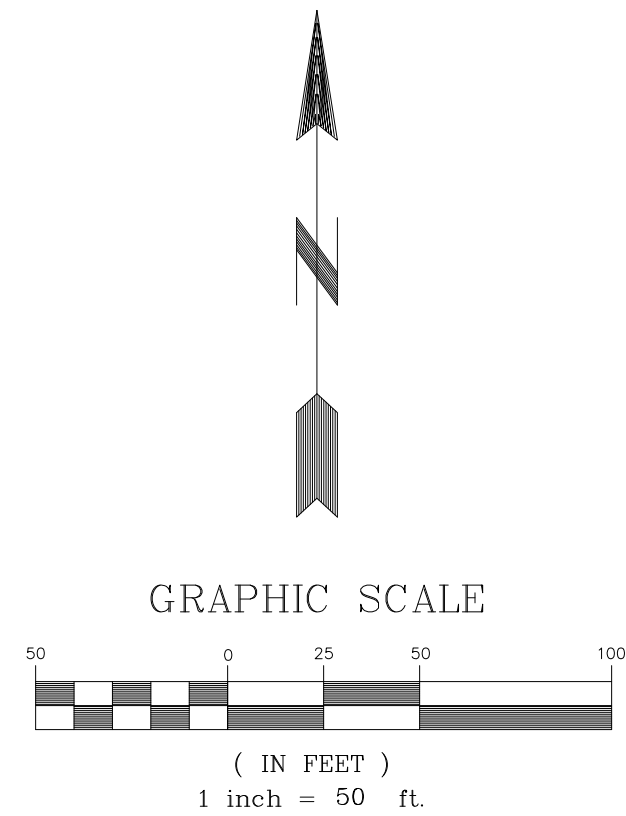
PRELIMINARY
NOT FOR CONSTRUCTION

Mound Tiering Areas					
Tier	Total Area (SF)	Base Density	Allowed Increase	Max Unit/Inc.	Proposed Units
1	36,797	1.7	50.0%	2.5	1.0
2	72,149	2.8	100.0%	5.6	5.5
3	40,172	2.5	200.0%	7.5	7.5



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 3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF MINNETRISTA, THE CITY OF MOUND AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 4. SUBDIVIDER: JIM KOCH, ANGEL M CONSULTING
5310 WEST 16TH STREET #409, MINNEAPOLIS, MN
PHONE: 612-701-4583

PRELIMINARY
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4. SUBDIVIDER: JIM KOCH, ANGEL M CONSULTING
5310 WEST 16TH STREET #409, MINNEAPOLIS, MN
PHONE: 612-701-4583
5. SINGLE FAMILY LOT LABELS:
LO-A = SPLIT-ENTRY WITH GARAGE BELOW & LOOKOUT ABOVE
LO-B = SPLIT-ENTRY WITH GARAGE ABOVE & LOOKOUT BELOW
TUG = UPPER LEVEL WALKOUT WITH TUCK-UNDER GARAGE
WALKOUT = GARAGE ABOVE WITH LOWER LEVEL WALKOUT
PATIO = MAIN FLOOR & GARAGE @ SAME ELEVATION WITH CRAWL SPACE BELOW
GF = GARAGE FLOOR ELEVATION
FF = FINISHED FLOOR ELEVATION
LF = LOWEST FLOOR ELEVATION
RO = REAR OPENING ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

www.starkengineer.com
320-249-2811
Sault Rapids, Minnesota

STARK
ENGINEERING

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

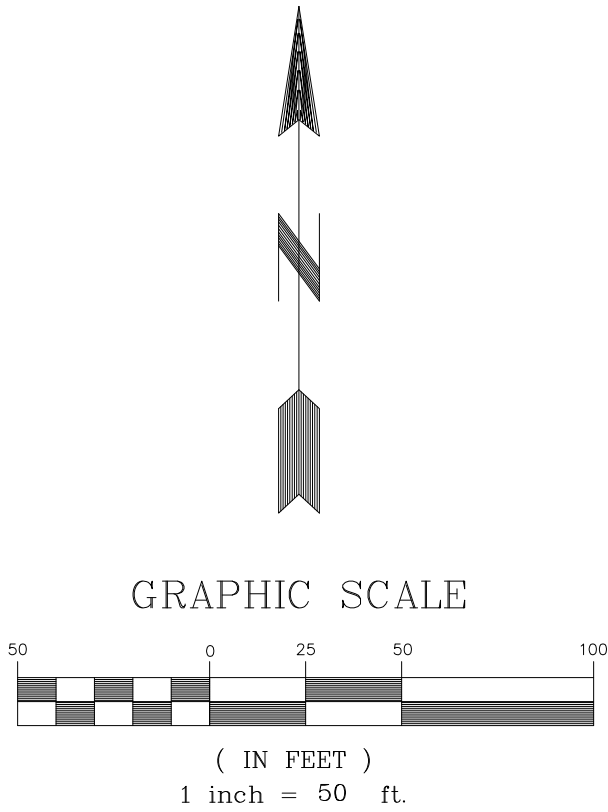
Wayne C.B. Stark 7/18/25 26093 Date Registration No.

REVISIONS	
DATE	DESCRIPTION
5/8/25	CITY REVIEW
5/22/25	CITY REVIEW
5/27/25	PER OWNER
6/27/25	CITY REVIEW
7/18/25	CITY REVIEW

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
ANGEL M CONSULTING

GRADING & EROSION
CONTROL PLAN

SHEET
C-3
OF 6 SHEETS



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 - 4. SUBDIVIDER: JIM KOCH, ANGEL M CONSULTING
5310 WEST 16TH STREET #409, MINNEAPOLIS, MN
PHONE: 612-701-4583

SIGN SCHEDULE

TYPE	QUANTITY
STOP SIGN	4 EACH
NO PARKING	2 EACH
STREET SIGN	2 EACH

PRELIMINARY
NOT FOR CONSTRUCTION

www.starkengineer.com
320-249-2811
Sauk Rapids, Minnesota

STARK
ENGINEERING

I hereby certify that this plan, specification or report was prepared by me or under my supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

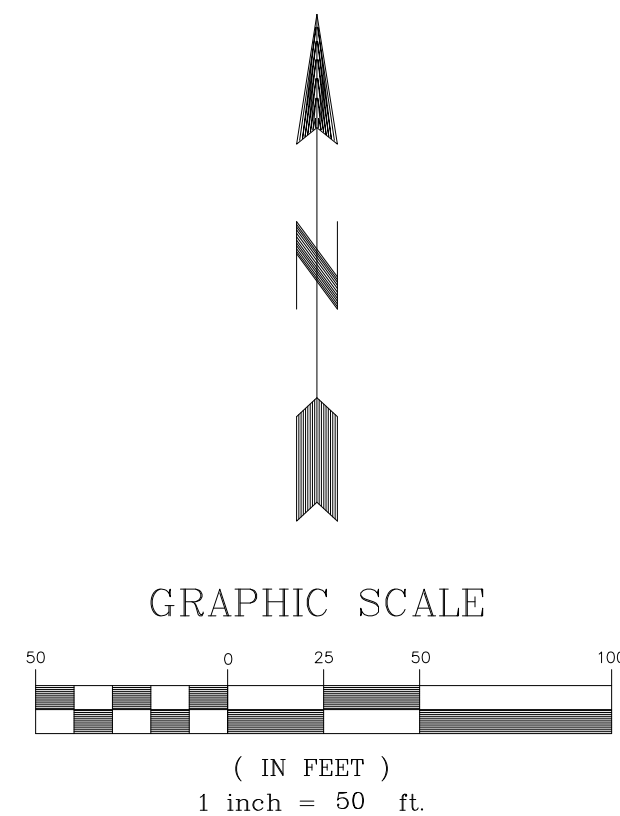
Wayne C.B. Stark 7/18/25 26093 Date Registration No.

REVISIONS	CITY REVIEW	CITY REVIEW	CITY REVIEW	CITY REVIEW
5/8/25	5/22/25	5/27/25	6/27/25	7/18/25

NORTH POINTE AT HALSTEAD BAY
MINNETRISTA/MOUND, MINNESOTA
for:
ANGEL M CONSULTING

SOIL BORING, LIGHTING
& SIGNAGE PLAN

SHEET
C-4
OF 6 SHEETS



NOTES:

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5310 WEST 16TH STREET #409, MINNEAPOLIS, MN
PHONE: 612-701-4583

PRELIMINARY
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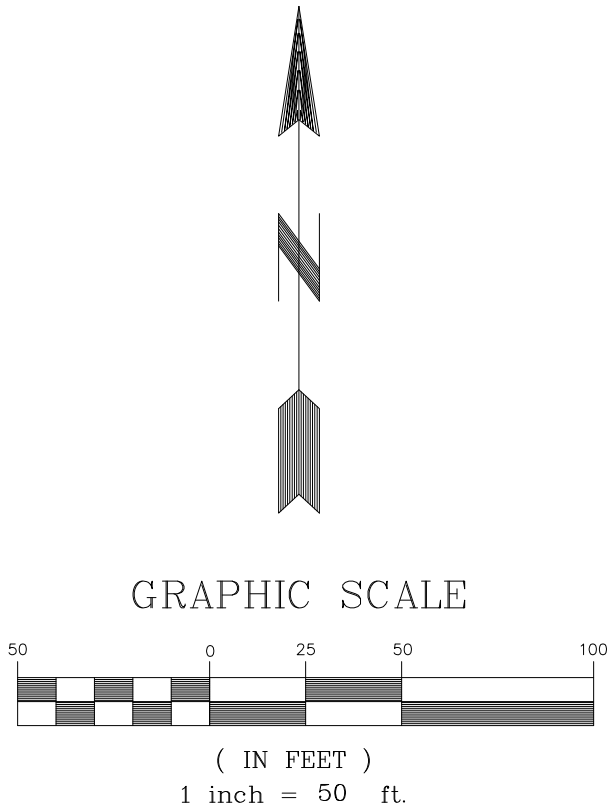
I hereby certify that this plan, specification or report was prepared by me or under my supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Wayne C.B. Stark 7/18/25 26093 Date Registration No.

REVISIONS	
5/8/25	PER REVIEW
5/22/25	PER REVIEW
5/27/25	PER OWNER
6/27/25	PER OWNER
7/18/25	PER REVIEW

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
ANGEL M CONSULTING

REMOVALS PLAN



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 4. GREEN TREES TO REMAIN, RED TREES TO BE REMOVED. TREE SYMBOL SIZE SHOWN REPRESENTATIVE OF DIAMETER AT BREAST HEIGHT (DBH).

PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

— DOCK HOUSE

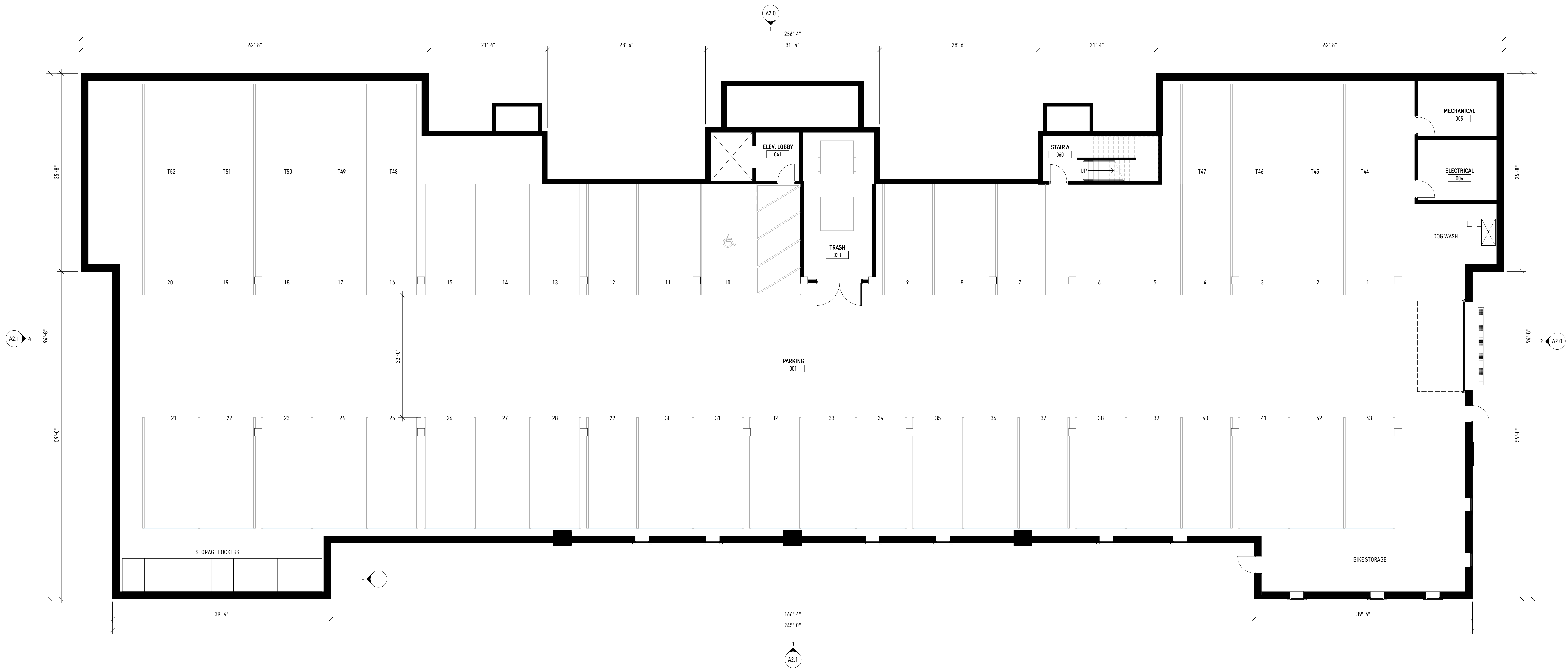


DJR

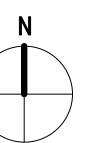
HALSTED ESTATES
CONDOMINIUM - BUILDING 1
MINNETRISTA & MOUND, MN

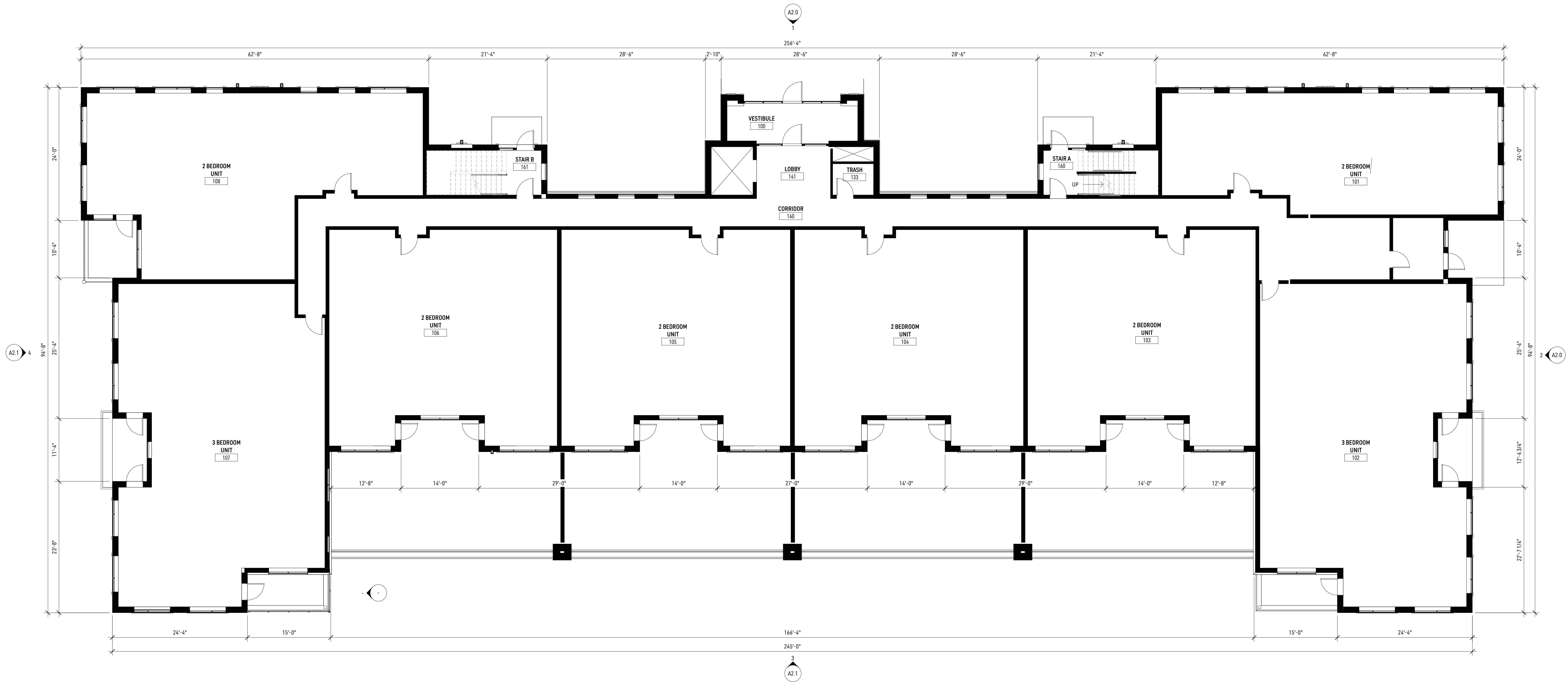
04.07.2025

3 STORY, 24 UNIT
CONDOMINIUM BUILDING
UNDERGROUND PARKING
GARAGE
43 STALLS

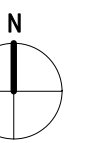


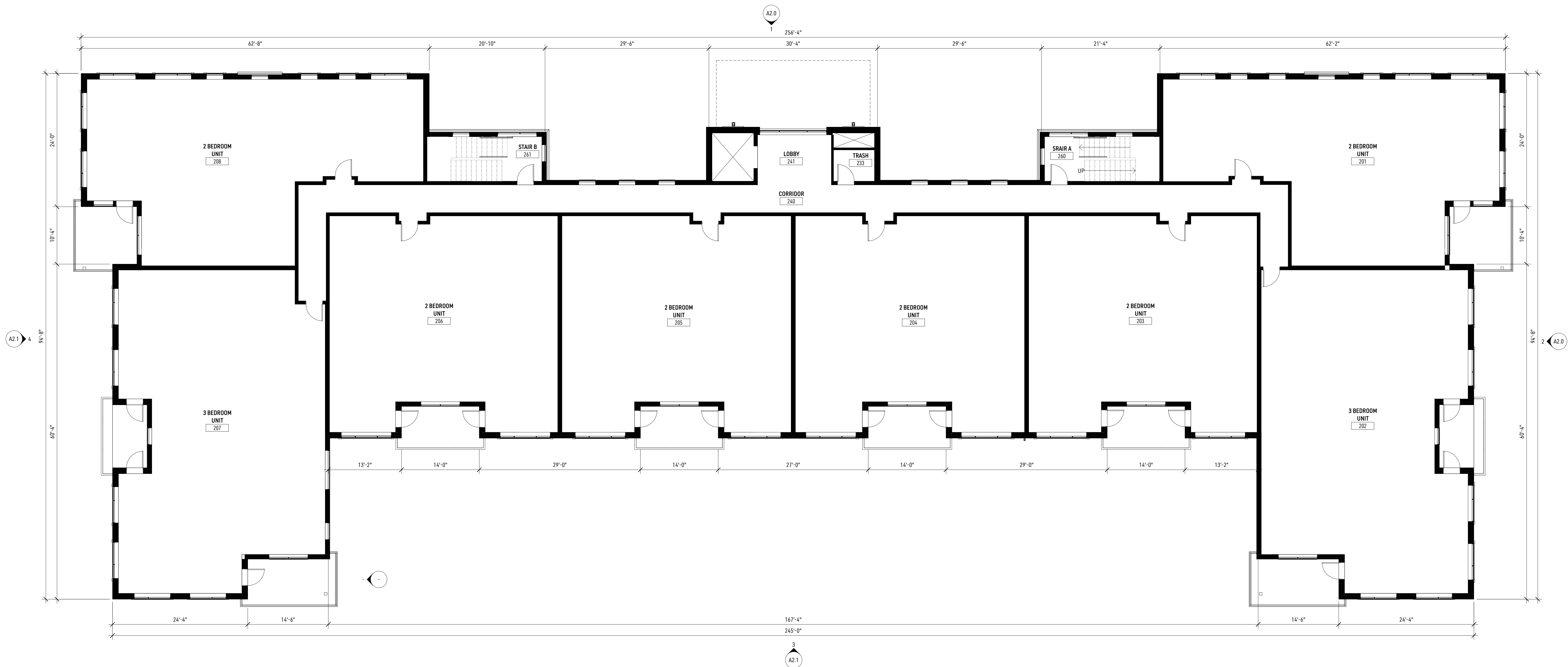
FLOOR PLAN - LEVEL P1
1/8" = 1'-0"



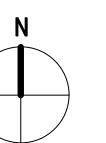


FLOOR PLAN - LEVEL 1
1/8" = 1'-0"





TYPICAL FLOOR PLAN - LEVELS 2-3
1/8" = 1'-0"

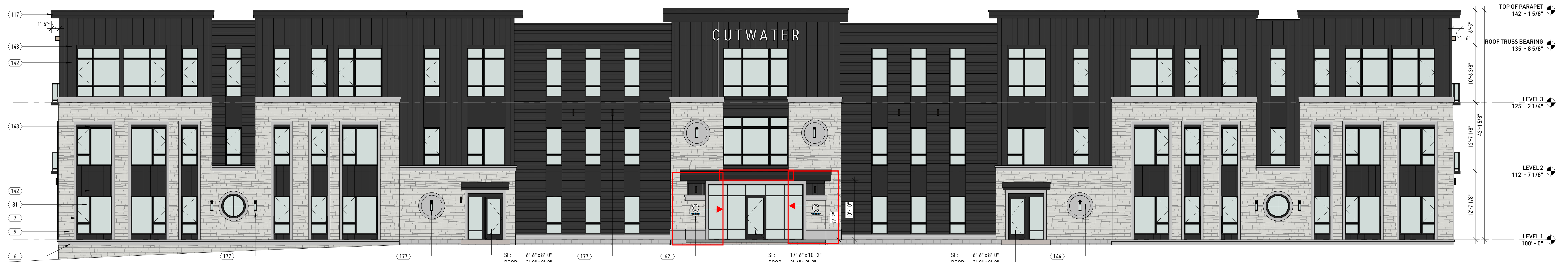


KEYNOTES - EXTERIOR	
Note #	Note
6	STONE WALL CAP
7	STONE BAND
9	NATURAL STONE
62	SIGNAGE
81	COMPOSIT WINDOW
113	PREFINISHED ALUMINUM BALCONY
117	PREFINISHED ALUMINUM FASCIA
128	ALUMINUM TRELLIS
142	PREFINISHED METAL PANEL - BLACK
143	METAL TRIM - BLACK
144	PREFINISHED METAL PANEL - GREY
177	WALL SCONCE

MATERIAL SCHEDULE	
	TYPE: 142 - PREFINISHED METAL PANEL COLOR: TRADITIONAL BLACK TEXTURE: BOX RIB 1 MANUFACTURER: PAC-CLAD OR SIMILAR
	TYPE: 143 - METAL TRIM COLOR: TRADITIONAL BLACK TEXTURE: METALLIC MANUFACTURER: PAC-CLAD OR SIMILAR
	TYPE: 9 - NATURAL STONE COLOR: SOFT GREY TEXTURE: PLUM CHOPPED FLAT VENEER MANUFACTURER: METRO BRICK OR SIMILAR
	TYPE: 144 - PREFINISHED METAL PANEL COLOR: GRANITE TEXTURE: METALLIC MANUFACTURER: PAC-CLAD OR SIMILAR
	TYPE: 128 - ALUMINUM TRELLIS COLOR: WHITE ASH TEXTURE: WOOD MANUFACTURER: KNOTWOOD OR SIMILAR
	TYPE: 81 - COMPOSITE WINDOW COLOR: BLACK ALUMINUM MANUFACTURER: TBD
	TYPE: 177 - WALL SCONCE COLOR: MATTE BLACK MANUFACTURER: TBD



2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

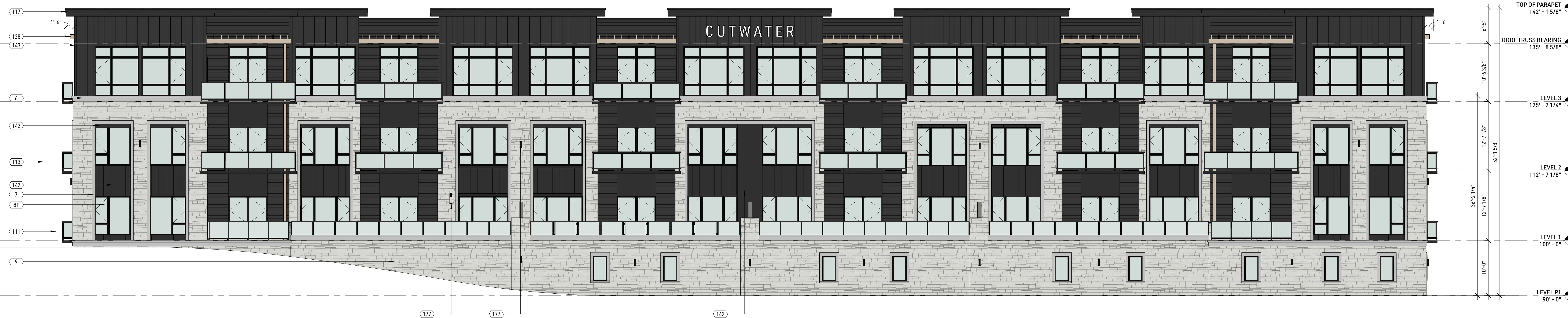


1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

KEYNOTES - EXTERIOR	
Note #	Note
6	STONE WALL CAP
7	STONE BAND
9	NATURAL STONE
81	COMPOSIT WINDOW
111	PREFINISHED ALUMINUM GUARDRAIL WITH GLASS PANELS
113	PREFINISHED ALUMINUM BALCONY
117	PREFINISHED ALUMINUM FASCIA
128	ALUMINUM TRELLIS
142	PREFINISHED METAL PANEL - BLACK
143	METAL TRIM - BLACK
177	WALL SCONCE



4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

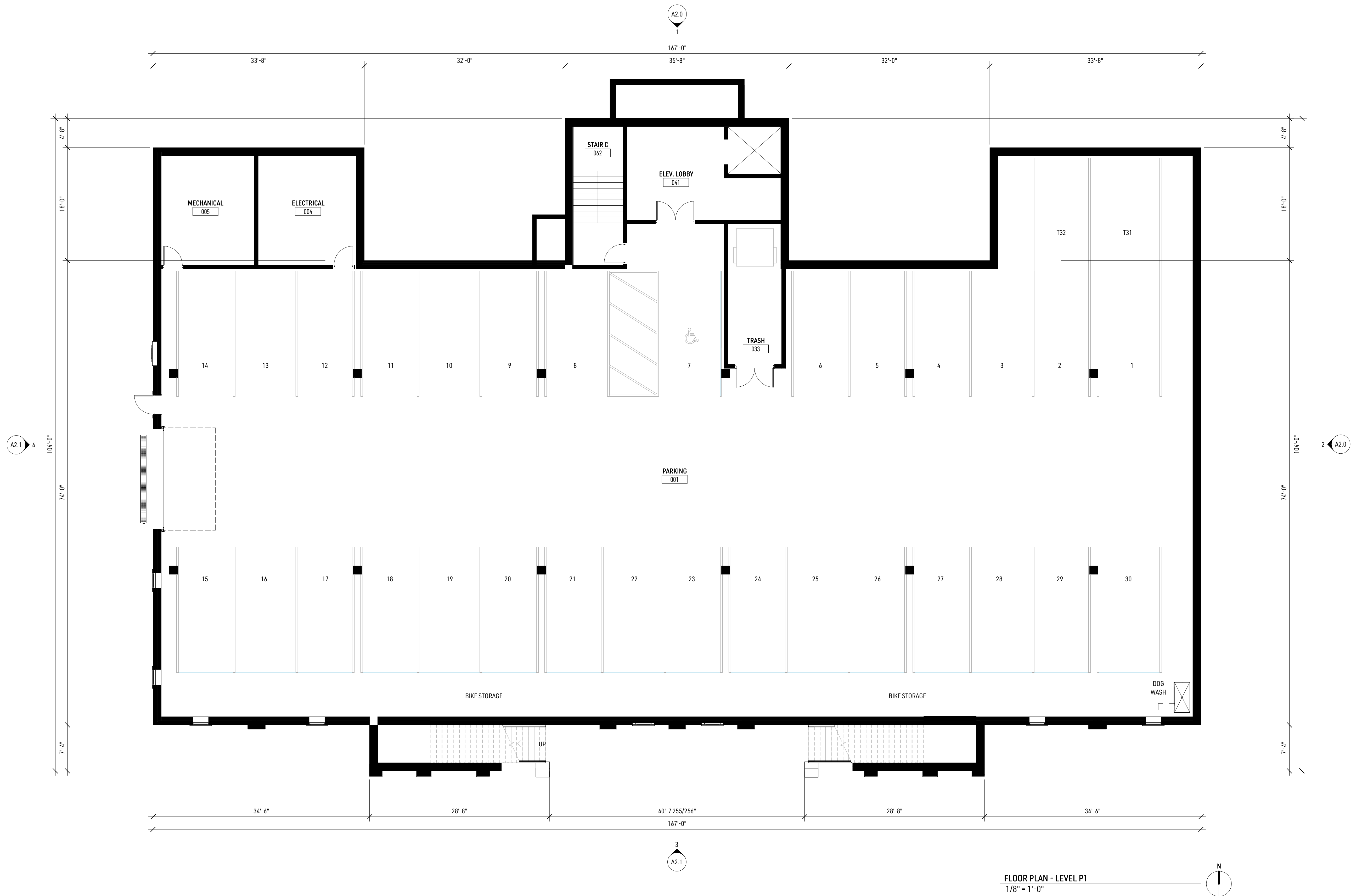


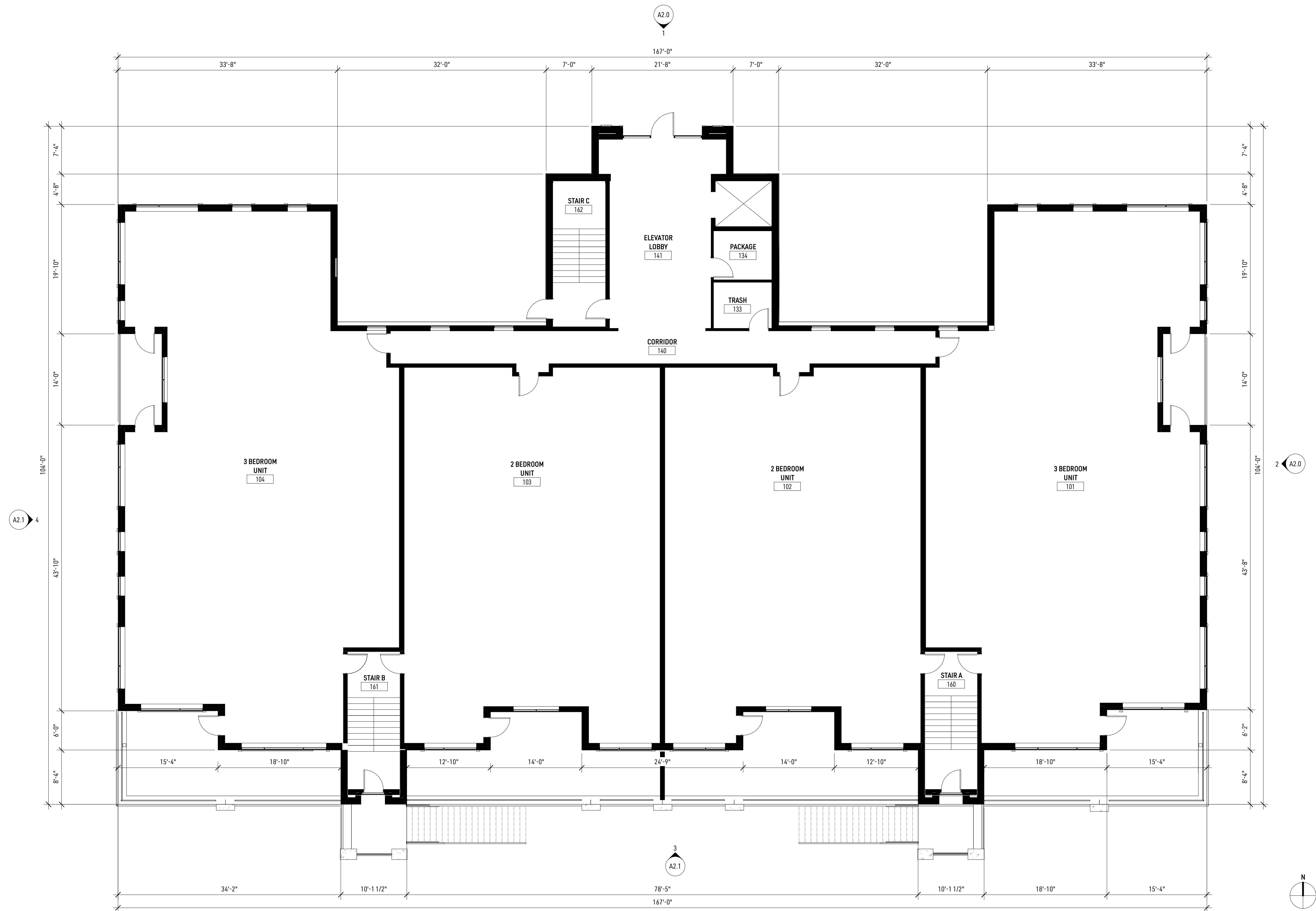
DJR

HALSTED ESTATES
CONDOMINIUM - BUILDING 2
MINNETRISTA & MOUND, MN

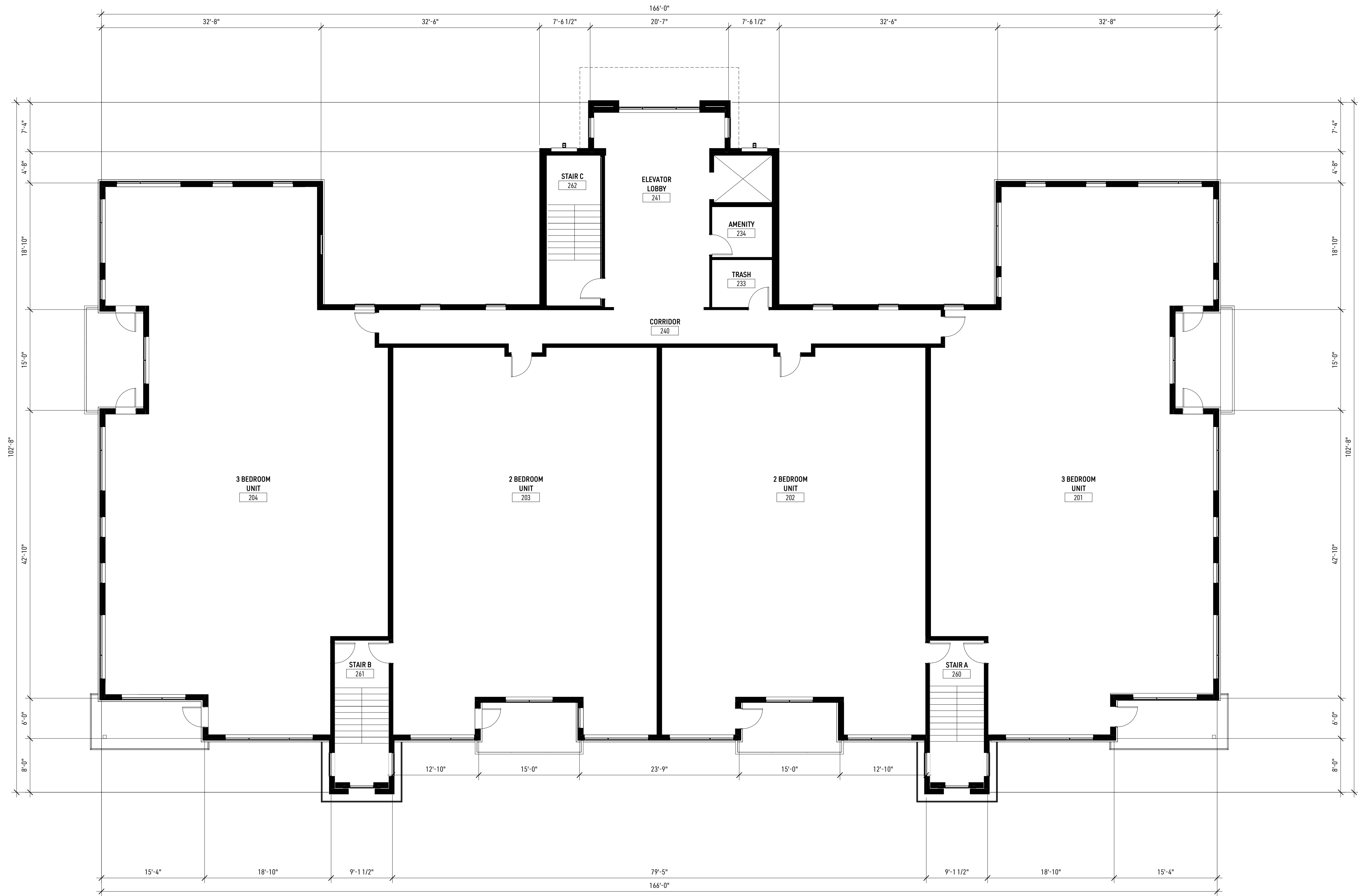
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3 STORY, 12 UNIT
CONDOMINIUM BUILDING
UNDERGROUND PARKING
GARAGE
30 STALLS

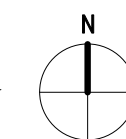




FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



TYPICAL FLOOR PLAN - LEVEL 2-3
1/8" = 1'-0"

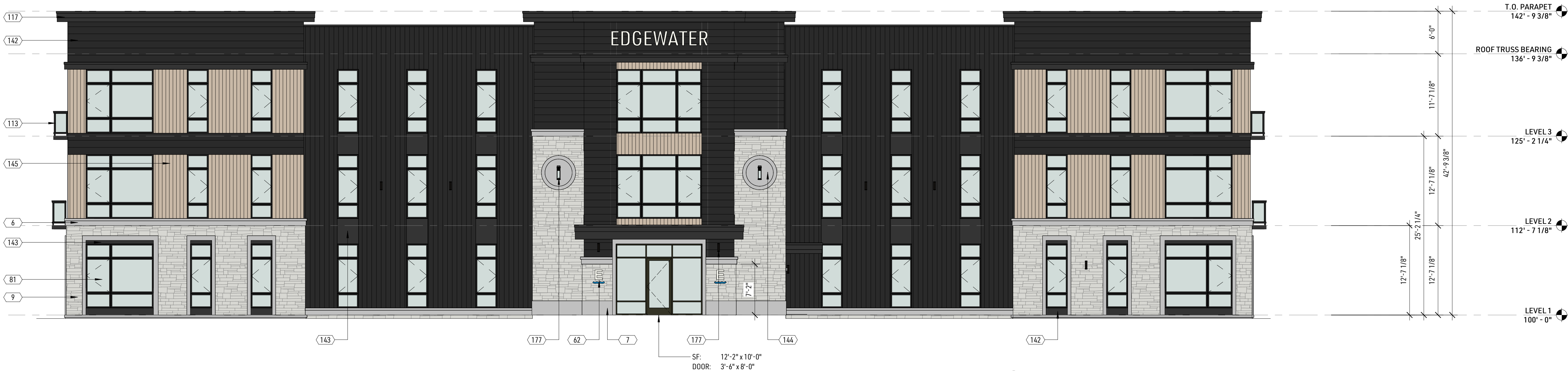


KEYNOTES - EXTERIOR	
Note #	Note
6	STONE WALL CAP
7	STONE BAND
9	NATURAL STONE
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81	COMPOSIT WINDOW
111	PREFINISHED ALUMINUM GUARDRAIL WITH GLASS PANELS
113	PREFINISHED ALUMINUM BALCONY
117	PREFINISHED ALUMINUM FASCIA
129	BLACK ALUMINUM TRELLIS
142	PREFINISHED METAL PANEL - BLACK
143	PREFINISHED METAL TRIM - BLACK
144	PREFINISHED METAL PANEL - GREY
145	PREFINISHED METAL PANEL - WHITE ASH
177	WALL SCNCE

MATERIAL SCHEDULE	
	TYPE: 142 - PREFINISHED METAL PANEL COLOR: TRADITIONAL BLACK TEXTURE: BOX RIB 1 MANUFACTURER: PAC-CLAD OR SIMILAR
	TYPE: 145 - PREFINISHED METAL PANEL COLOR: WHITE ASH TEXTURE: 6\" CLADDING MANUFACTURER: KNOTWOOD OR SIMILAR
	TYPE: 143 - METAL TRIM COLOR: TRADITIONAL BLACK TEXTURE: METALLIC MANUFACTURER: PAC-CLAD OR SIMILAR
	TYPE: 144 - PREFINISHED METAL PANEL COLOR: GRANITE TEXTURE: METALLIC MANUFACTURER: PAC-CLAD OR SIMILAR
	TYPE: 9 - NATURAL STONE COLOR: SOFT GREY TEXTURE: PLUM CHOPPED FLAT VENEER MANUFACTURER: METRO BRICK OR SIMILAR
	TYPE: 129 - ALUMINUM TRELLIS COLOR: BLACK TEXTURE: METALLIC MANUFACTURER: TBD
	TYPE: 81 - COMPOSITE WINDOW COLOR: BLACK ALUMINUM MANUFACTURER: TBD
	TYPE: 177 - WALL SCONCE COLOR: MATTE BLACK MANUFACTURER: TBD



2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

KEYNOTES - EXTERIOR	
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6	STONE WALL CAP
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145	PREFINISHED METAL PANEL - WHITE ASH
177	WALL SCONCE



4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

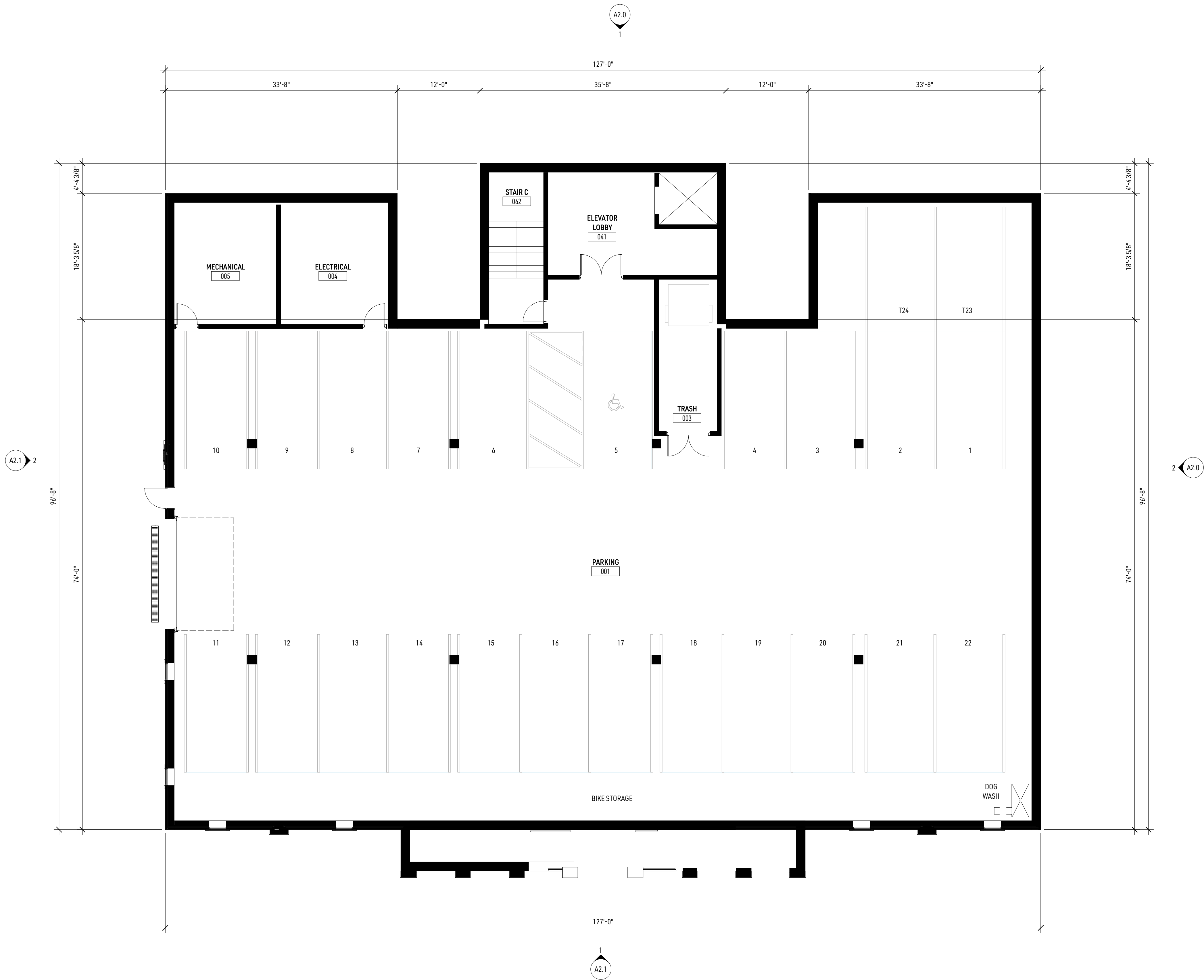


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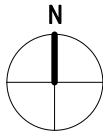
HALSTED ESTATES
CONDOMINIUM - BUILDING 3
MINNETRISTA & MOUND, MN

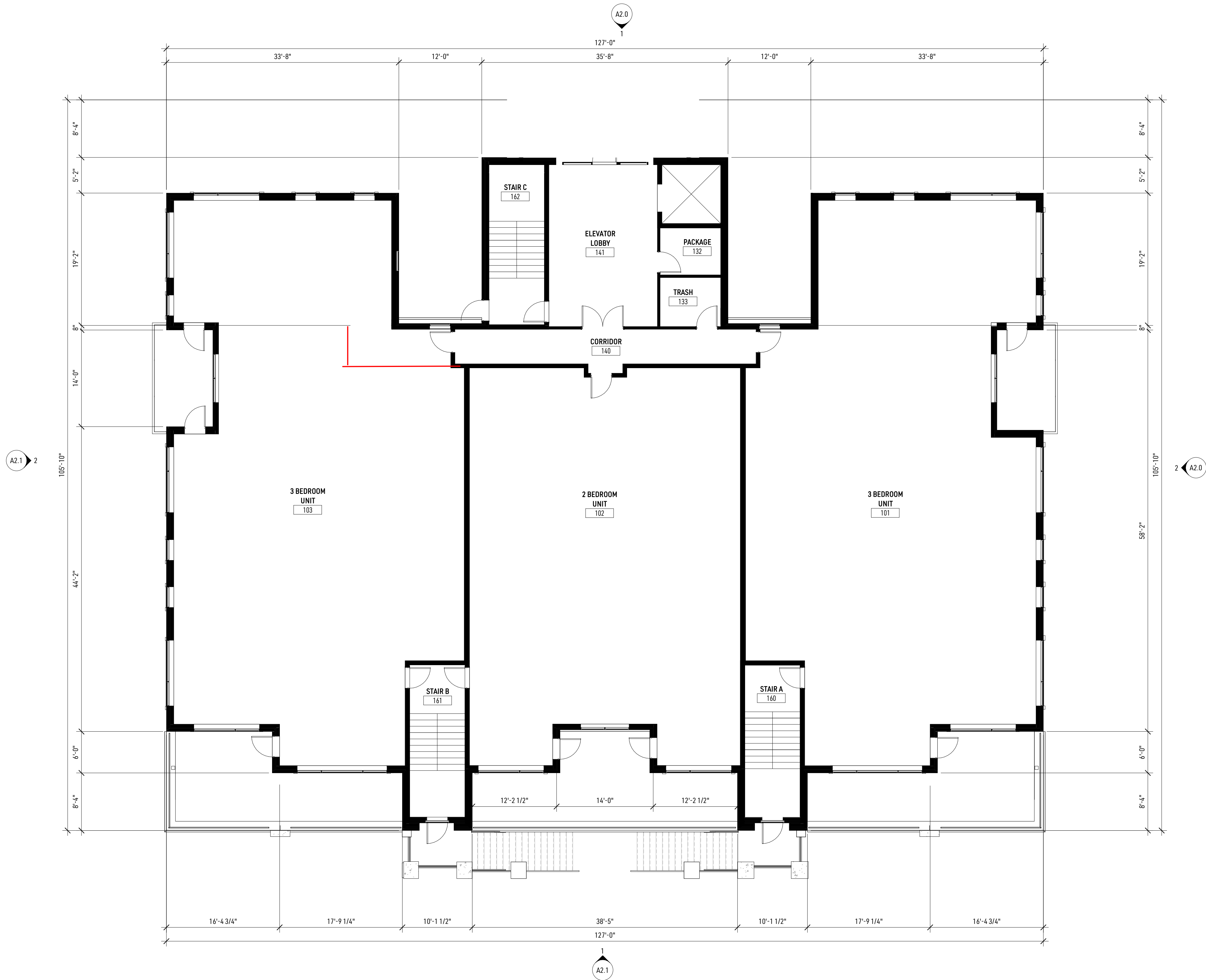
04.07,2025

3 STORY, 9 UNIT
CONDOMINIUM BUILDING
UNDERGROUND PARKING
GARAGE
24 STALLS

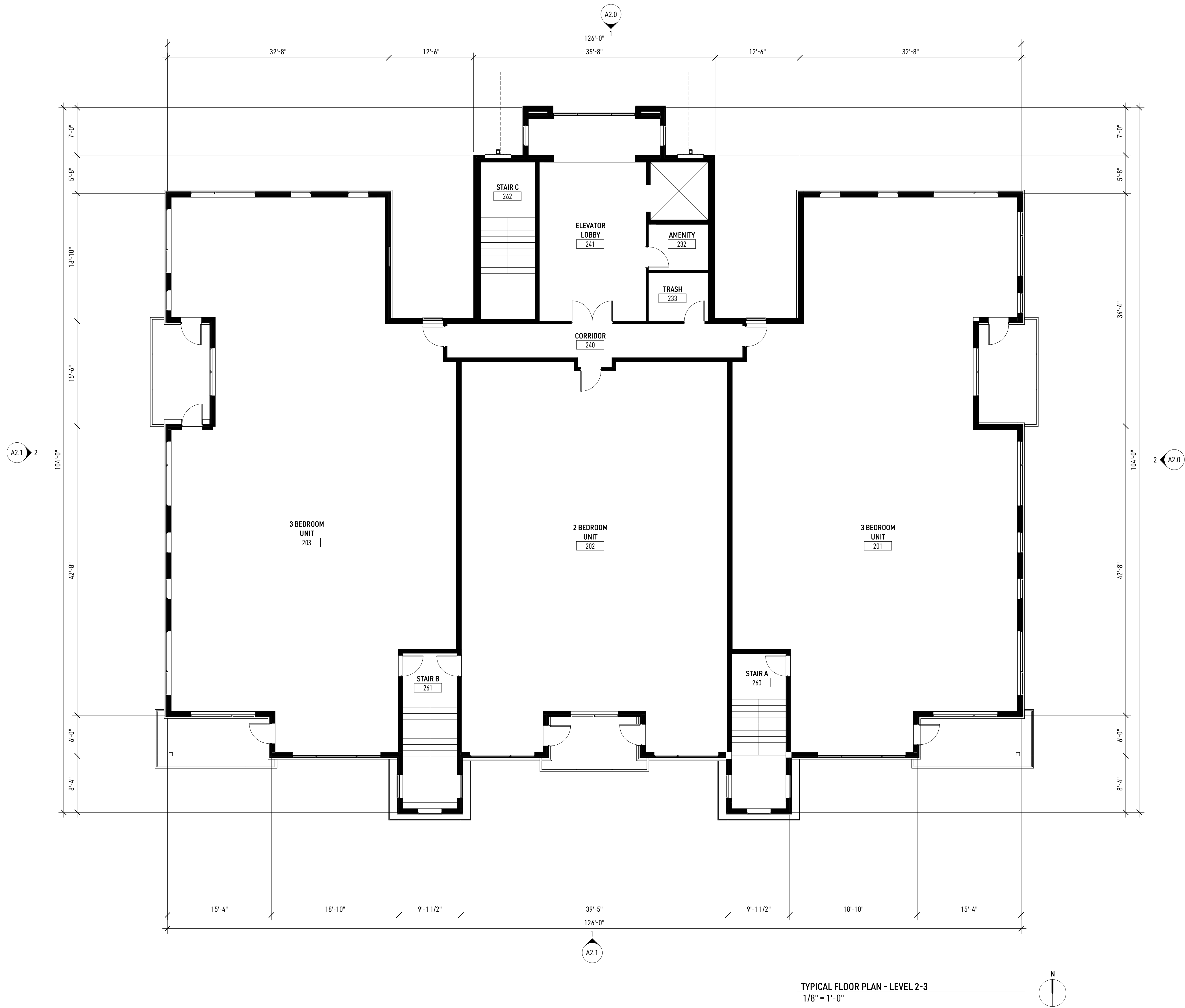


FLOOR PLAN - LEVEL P1
1/8" = 1'-0"





FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



KEYNOTES - EXTERIOR	
Note #	Note
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114	PREFINISHED ALUMINUM RAIL
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MATERIAL SCHEDULE	
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	TYPE: 81 - COMPOSITE WINDOW COLOR: BLACK ALUMINUM MANUFACTUR: TBD
	TYPE: 177 - WALL SCNCE COLOR: MATTE BLACK MANUFACTUR: TBD



2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

KEYNOTES - EXTERIOR	
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145	PREFINISHED METAL PANEL - WHITE ASH
177	WALL SCONCE



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

TREE PRESERVATION PLAN:



LANDSCAPE LEGEND

- R.O.W / EASEMENT LINE
- CITY LIMIT LINE BETWEEN MINNETRISTA AND MOUND

CITY OF MOUND TREE MITIGATION

Mound Tree Removal Calculations	
Total # of Significant Trees On-Site	233
Total Caliper Inches of Trees On-Site	2324"
Total # of Trees to be Removed	122
Total # of Caliper In. to be Removed	1237"
Total # of Trees to be Saved	111
Total # of Caliper In. to be Saved	1087"
% of Trees to be Removed	52.40%
% of Trees to be Saved	47.60%

*Green Ash Trees infected by Emerald Ash Borer are not included in the caliper inch tree totals

CITY OF MINNETRISTA TREE MITIGATION:

Minnetrista Tree Removal Calculations	
Matrix #1	
Total # of Significant Trees On-Site	662
Total Caliper Inches of Trees On-Site	8186"
Total # of Trees to be Removed	566
Total # of Caliper In. to be Removed	7181"
Total # of Trees to be Saved	96
Total # of Caliper In. to be Saved	1003"
% of Trees to be Removed	85.50%
% of Trees Exceeding 30% allowable removal	55.50%
Allowable Removal = 30% of 7181"	2154"
Caliper Inches to Replace 7181" - 2154" =	5027"

Matrix #2	
Total # of Caliper Inches for which Replacement Trees are Required (7181" - 2154")	5027"
Required Caliper In. of Trees to be Replaced	5027"

*Invasive Species, Green Ash Trees infected by Emerald Ash Borer, and Significant Trees with Major Defects are not included in the tree totals

TOTAL PROPOSED MITIGATION INCHES: 230.0

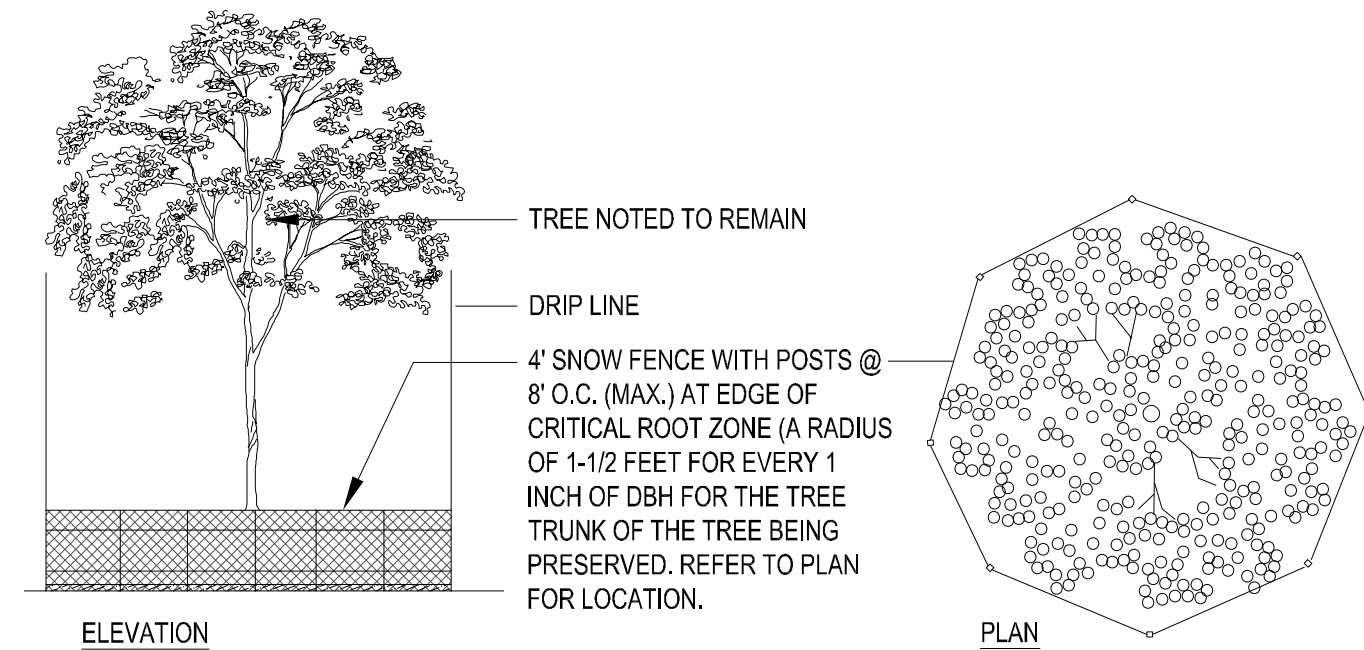
* REFER TO CIVIL SHEETS FOR TREE REMOVAL SCHEDULE *

General Notes:

- Refer to Sheet L-2 for additional notes details, and requirements.
- See Civil Engineer's plans for site plan layout and dimensions.
- Contractor to coordinate all work in the city right-of-way with the County & City Public Works Departments.
- Protect existing trees to remain from damage during construction.
- Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
- All trees must be staked per details 2 and 3 on Sheet L-2.
- Erosion control measures per civil engineer's plans.
- PLANT SCHEDULE: Refer to Sheet L-2.

LEGEND:

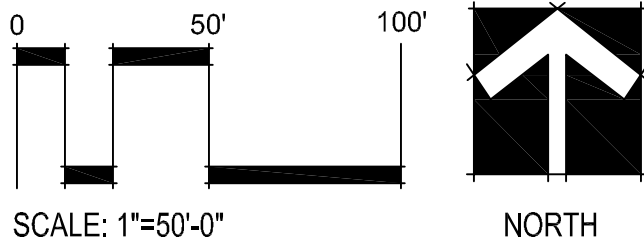
- Existing Tree To Remain
- Existing Tree To Be Removed
- Tree Protection Fence



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 TYPICAL TREE PROTECTION DETAIL
L-0 NOT TO SCALE



PRELIMINARY
NOT FOR CONSTRUCTION

CALYX
DESIGN GROUP
Landscape Architecture
Planning
475 Cleveland Avenue N | Suite 101A
Savage, MN 55124
651.788.9018 | calyxdesigngroup.com



STARK
ENGINEERING

I hereby certify that this plan, specification, or report was prepared by me and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Date: XXXXXXXX
Benjamin D. Hartberg, ASLA
MIN No. 40604

REVISIONS	
06/27/25	Minnesota City Summit
07/01/25	Mound City Summit

TREE PRESERVATION
PLAN

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
KOCH BUILDING DEVELOPMENT

SHEET
L-0

LANDSCAPE LEGEND

- EASEMENT LINE
- CITY LIMIT LINE BETWEEN MINNETRISTA AND MOUND
- DEVELOPER PLANTED TREE
- MITIGATION TREE
- TREE(S) TO REMAIN

MOUND LANDSCAPE REQUIREMENTS:

R-5 MULTI-FAMILY:
R-5: Minimum of one tree and two shrubs per dwelling unit or one tree and two shrubs per 30 lineal feet of development boundary.

NUMBER OF DWELLING UNITS: 14
NUMBER OF TREES REQUIRED: 14
NUMBER OF TREES PROPOSED: 14

MINNETRISTA LANDSCAPE REQUIREMENTS:

ZONING - PUD
R-1 SINGLE FAMILY
R-1: Minimum of one front yard overstory tree and 2 ornamental trees per lot.

NUMBER OF DWELLING UNITS: 15
NUMBER OF OVERSTORY TREES REQUIRED: 15, ORNAMENTAL TREES: 30
NUMBER OF OVERSTORY TREES PLANTED: 15, ORNAMENTAL TREES: 30

R-5 MULTI-FAMILY:
R-5: Minimum of one tree and two shrubs per dwelling unit or one tree and two shrubs per 30 lineal feet of development boundary.

NUMBER OF DWELLING UNITS: 45
NUMBER OF TREES REQUIRED: 45
NUMBER OF TREES PLANTED: 45

510.7. Tree preservation

subd. 11. REPLACEMENT TREE TYPE REQUIREMENTS: Replacement trees shall be subject to the following requirements:

- (a)

Deciduous trees. Must be no less than two caliper inches;
- (b)

Coniferous trees. Must be no less than six feet in height;
- (c)

Replacement trees shall be a species similar to those trees which were removed.

PROPOSED DEVELOPER PLANTED TREES:

OVERSTORY DECIDUOUS TREES: 49

EVERGREEN CONIFEROUS TREES: 3

ORNAMENTAL TREES: 55

PROPOSED MITIGATION TREES:

OVERSTORY DECIDUOUS TREES: 57

EVERGREEN CONIFEROUS TREES: 35

General Notes:

1. Refer to Sheet L-2 for additional notes,details, and requirements.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with the County & City Public Works Departments.
4. Protect existing trees to remain from damage during construction.
5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. All trees must be staked per details 2 and 3 on Sheet L-2.
7. Erosion control measures per civil engineer's plans.
8. PLANT SCHEDULE: Refer to Sheet L-2.

LEGEND:

- Existing Tree To Remain
- Proposed Native Seed Type 'A' Basin Sides and Upland Areas
- Pond Bottom per Civil Notes and Specs.
- Proposed Turf Sod

LANDSCAPE PLAN:

* SEE SHEET L-2 FOR PLANT SCHEDULE *

PRELIMINARY
NOT FOR CONSTRUCTION

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
KOCH BUILDING DEVELOPMENT

SHEET
L-1

REVISIONS	
06-27-25	Minnesota City Summit
07-01-25	Mound City Summit

I hereby certify that this plan, specification, or report was prepared by me and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Date: XXXXXXXX

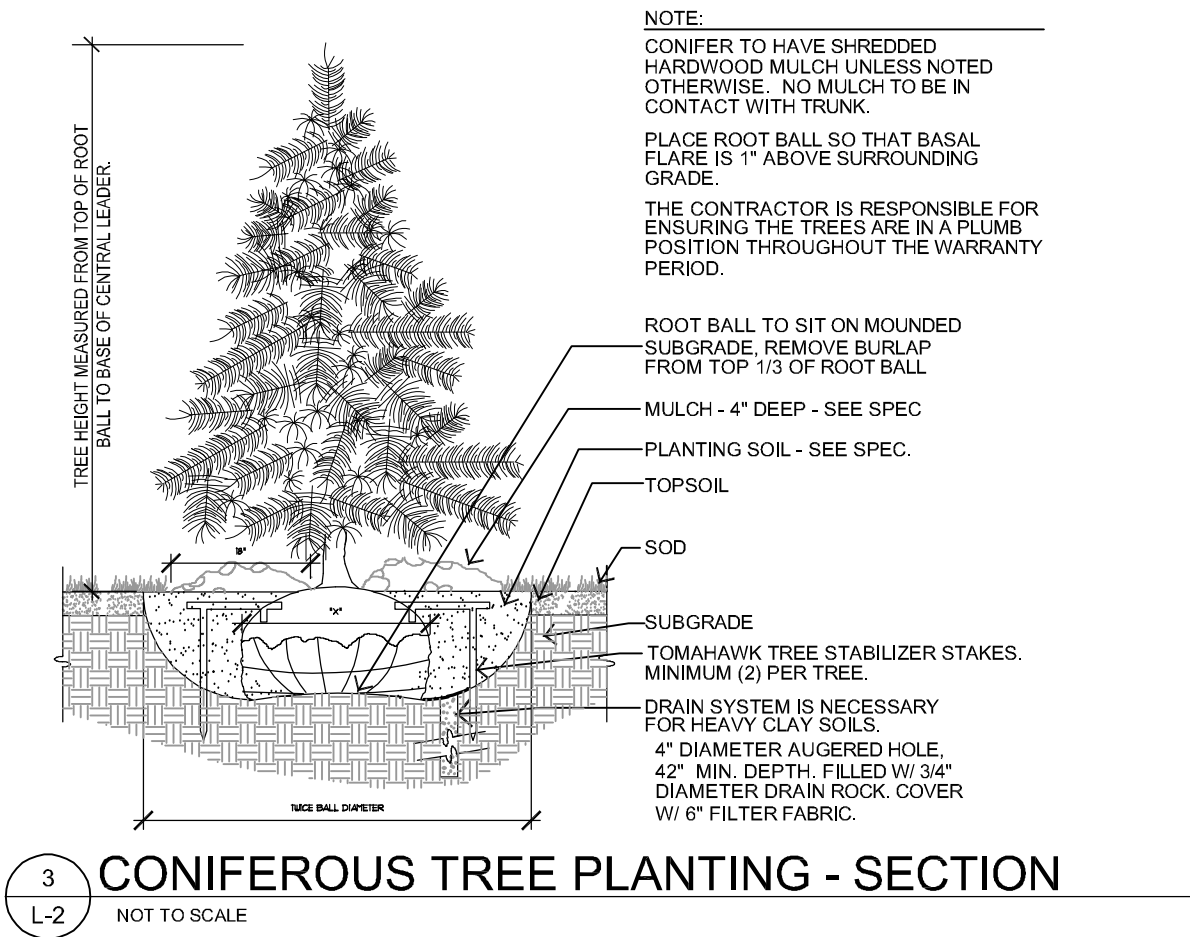
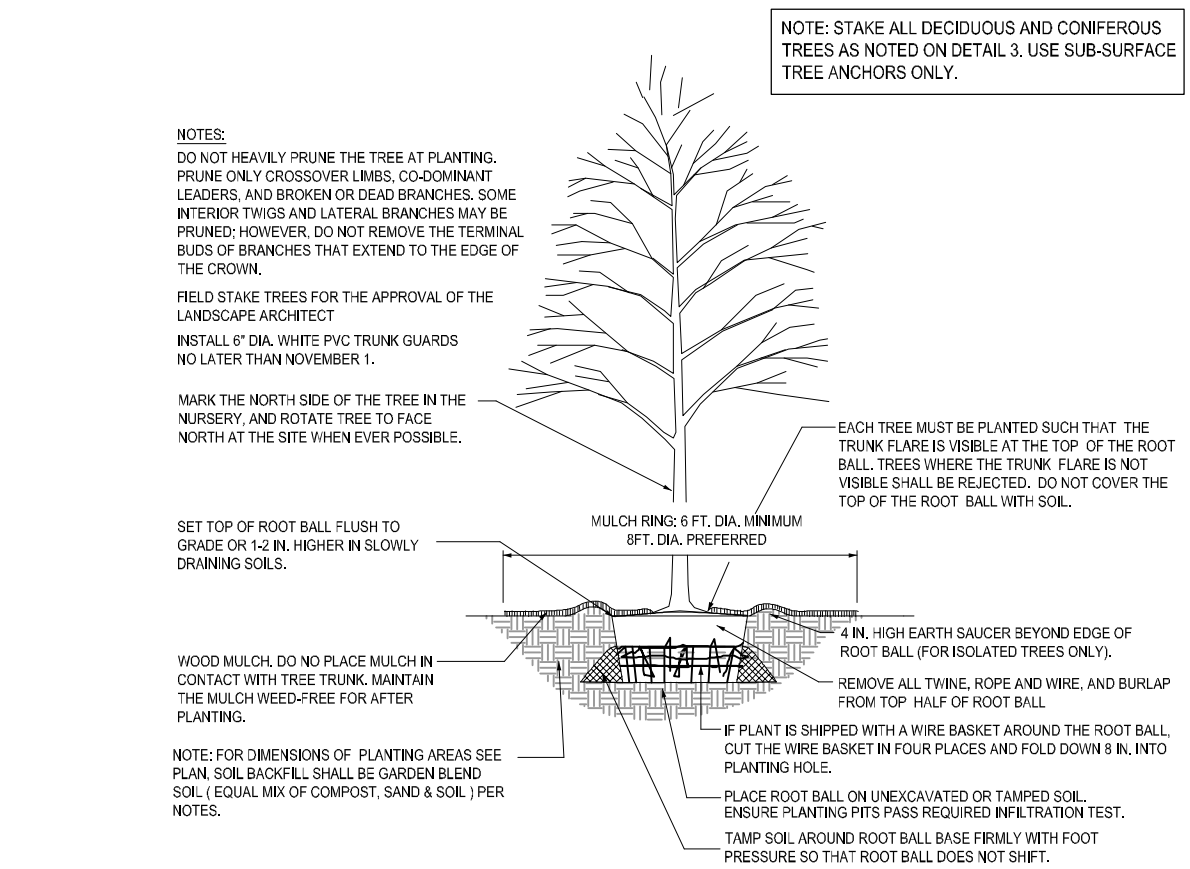
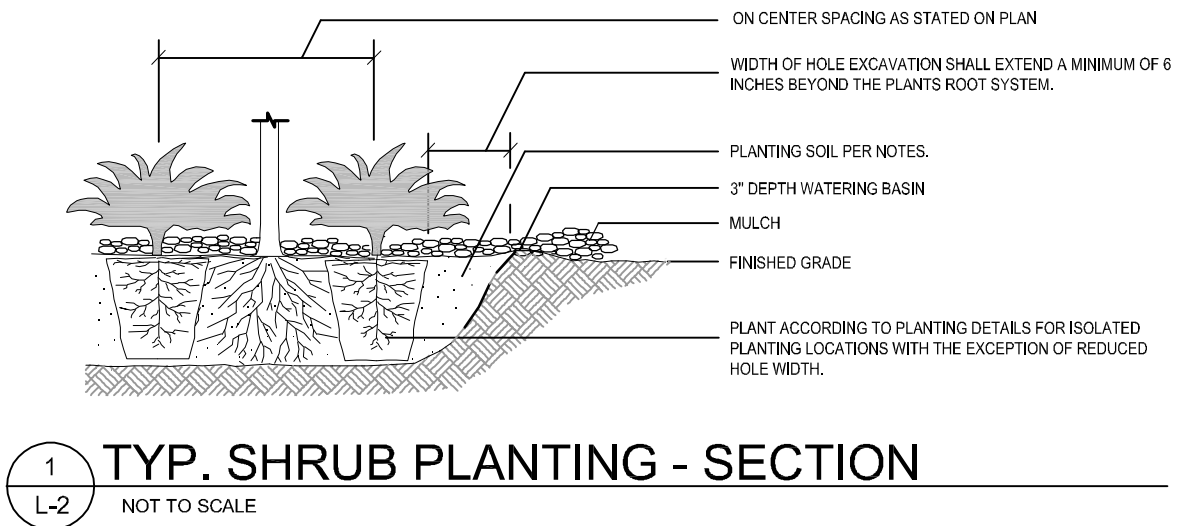
Benjamin D. Hartberg, ASLA
Lic. No. 40604

STARK
ENGINEERING

www.startengineer.com
320-249-2811
Sauk Rapids, Minnesota



CALYX
DESIGN GROUP
Landscape Architecture
Planning
475 Cleveland Avenue N | Suite 101A
St. Cloud, MN 56301
857.788.9018 | calyxdesigngroup.com



Tree Preservation & Protection Notes:

Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by others.

- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.

- Critical Root Zone:**
Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.

- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.

- Refer to Tree Protection Detail for fencing required around trees to remain.

- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.

- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.

- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.

- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.

- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.

- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.

- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.

- Notify the Owner's Representative when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible

- Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
DEVELOPER TREES - EVERGREEN						
	PD2	Picea glauca 'Densata'	Black Hills Spruce	6' Hgt.	B&B	3
DEVELOPER TREES - ORNAMENTAL						
	CC	Crataegus laevigata 'Crimson Cloud'	Crimson Cloud Hawthorn	1.5" Cal.	B&B	15
	MA	Maackia amurensis	Amur Maackia	1.5" Cal.	B&B	12
	MS	Malus x 'Spring Snow'	Spring Snow Crab Apple	1.5" Cal.	B&B	13
	SI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	15
DEVELOPER TREES - OVERSTORY						
	AR2	Acer rubrum	Red Maple	2.5" Cal.	B&B	5
	AJ2	Acer saccharum 'JFS-KW8' TM	Autumn Fest Sugar Maple	2.5" Cal.	B&B	3
	AO2	Aesculus glabra	Ohio Buckeye	2.5" Cal.	B&B	2
	BR2	Betula nigra	River Birch	2.5" Cal.	B&B	2
	BJ2	Betula platyphylla 'Jefpark'	Parkland Pillar® Asian White Birch	2.5" Cal.	B&B	11
	CO2	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	3
	GD2	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	6
	GI3	Gymnocladus dioica 'McKBranded' TM	Kentucky Coffeetree	2.5" Cal.	B&B	5
	QM2	Quercus macrocarpa	Burr Oak	2.5" Cal.	B&B	2
	QR2	Quercus rubra	Northern Red Oak	2.5" Cal.	B&B	1
	TS2	Tilia americana 'Sentry'	Sentry Linden	2.5" Cal.	B&B	9
MITIGATION TREES - EVERGREEN						
	AB2	Abies balsamea	Balsam Fir	6' Hgt.	B&B	18
	PD	Picea glauca 'Densata'	Black Hills Spruce	6' Hgt.	B&B	3
	PW	Pinus alba	White Pine	6' Hgt.	B&B	10
	PP2	Pinus ponderosa	Ponderosa Pine	6' Hgt.	B&B	4
MITIGATION TREES - OVERSTORY						
	AR	Acer rubrum	Red Maple	2.5" Cal.	B&B	4
	AJ	Acer saccharum 'JFS-KW8' TM	Autumn Fest Sugar Maple	2.5" Cal.	B&B	4
	AO	Aesculus glabra	Ohio Buckeye	2.5" Cal.	B&B	4
	BR	Betula nigra	River Birch	2.5" Cal.	B&B	10
	BJ3	Betula platyphylla 'Jefpark'	Parkland Pillar® Asian White Birch	2.5" Cal.	B&B	8
	CO	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	2
	GD	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	7
	GI4	Gymnocladus dioica 'McKBranded' TM	Kentucky Coffeetree	2.5" Cal.	B&B	9
	QM	Quercus macrocarpa	Burr Oak	2.5" Cal.	B&B	5
	QR	Quercus rubra	Northern Red Oak	2.5" Cal.	B&B	1
	TS	Tilia americana 'Sentry'	Sentry Linden	2.5" Cal.	B&B	3

Total Proposed Mitigation Inches: 230.0

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DESIGN GROUP
Landscape Architecture
Planning
475 Cleveland Avenue N | Suite 101A
St. Cloud, MN 56301
857.788.9018 | calyxdesigngroup.com



STARK
ENGINEERING

I hereby certify that this plan, specification, or report was prepared by me and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Date: XX/XX/XX
Benjamin D. Hartberg, A.S.A.
Lic. No. 46064

REVISIONS	
06-27-25	Minnesota City Submittal
07-01-25	Minnetrista City Submittal

**LANDSCAPE DETAILS,
NOTES AND SCHEDULES**

**NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
KOCH BUILDING DEVELOPMENT**

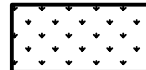
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L-2

Landscape Notes and Requirements:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burtap from top third of root ball before final soil back-fill and mulch.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plant takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. Warranty: The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. Irrigation: The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade Hunter irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval prior to installation. Coordinate irrigation connection point, controller, back-flow and valving locations with the mechanical engineer, architect, & general contractor. Include 1 fall shut-down and spring start-up in irrigation bid. Sch 80 PVC sleeves are required to be placed under paved areas. This effort is to be coordinated between the landscape contractor, irrigation contractor, excavator, paving contractor, and General Contractor.
18. All edger shall be professional grade black steel edger, 1/8" thickness. Anchor every 18" on-center (minimum). Submit sample.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
20. Unless otherwise noted/indicated, plant beds shall receive western red cedar wood mulch over weed mat. Install per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses.
21. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
22. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
23. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
24. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
25. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
26. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
27. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.
28. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
29. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
30. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.

NATIVE SEED MIX:



Native Seed Areas noted per plan: (unless otherwise noted on civil plans), shall be:
Shooting Star Native Seeds 'Dry Short Prairie Mix', drop seeded into the topsoil layer at 30.0 lbs per acre, plus 10.0 lbs per acre of additional Annual Oats (Avena sativa). Add an additional 1.0 lb per acre of Shooting Star Native Seeds 'Dry Forbs Enhancement Mix'. Submit seed mix for approval. See specifications. Grading and Erosion Control per Civil Plans and Specifications.

Description: SSNS Dry Short Prairie Mix
Seeding Rate: 10 lb/acre (64.4 seeds/square foot)
Notes: Soil - Dry Mesic to Dry, Sun - Full

Common Name	Scientific Name	% of Mix	Seeds/ft ²	Total
Grasses				
Sideoats Grama	Bouteloua curtipendula	32.00%	7.1	3.200 PLS lb
Blue Grama	Bouteloua gracilis	5.00%	7.3	0.500 PLS lb
Prairie Brome	Bromus kalmii	2.00%	0.6	0.200 PLS lb
Slender Wheatgrass	Elymus trachycaulus	5.00%	1.3	0.500 PLS lb
June Grass	Koeleria macrantha	1.00%	7.3	0.100 PLS lb
Little Bluestem	Schizachyrium scoparium	25.00%	13.8	2.500 PLS lb
Rough Dropseed	Sporobolus compositus	8.00%	8.8	0.800 PLS lb
Sedges & Rushes				
Bicknell's Sedge	Carex bicknellii	1.20%	0.7	0.120 PLS lb
Plains Oval Sedge	Carex brevior	0.80%	0.9	0.080 PLS lb
Forbs				
Prairie Onion	Allium stellatum	0.80%	0.3	0.080 PLS lb
Lead Plant	Amorpha canescens	2.00%	1.2	0.200 PLS lb
Common Milkweed	Asclepias syriaca	1.40%	0.2	0.140 PLS lb
Butterfly Milkweed	Asclepias tuberosa	0.80%	0.1	0.080 PLS lb
White Wild Indigo	Baptisia alba	1.00%	0.1	0.100 PLS lb
New Jersey Tea	Ceanothus americanus	0.40%	0.1	0.040 PLS lb
Partridge Pea	Chamaecrista fasciculata	4.00%	0.4	0.400 PLS lb
White Prairie Clover	Dalea candida	0.60%	0.4	0.060 PLS lb
Purple Prairie Clover	Dalea purpurea	1.60%	1.1	0.160 PLS lb
Prairie Cinquefoil	Drymocallis arguta	0.20%	1.7	0.020 PLS lb
Stiff Sunflower	Helianthus pauciflorus	0.40%	0.1	0.040 PLS lb
Round-headed Bush Clover	Lespedeza capitata	0.60%	0.2	0.060 PLS lb
Rough Blazing Star	Liatris aspera	0.40%	0.2	0.040 PLS lb
Wild Lupine	Lupinus perennis	0.40%	0.0	0.040 PLS lb
Wild Bergamot	Monarda fistulosa	0.40%	1.0	0.040 PLS lb
Wild Quinine	Parthenium integrifolium	0.40%	0.1	0.040 PLS lb
Foxglove Beardtongue	Penstemon digitalis	0.20%	1.0	0.020 PLS lb
Large-flowered Beardtongue	Penstemon grandiflorus	0.60%	0.3	0.060 PLS lb
Prairie Wild Rose	Rosa arkansana	0.80%	0.1	0.080 PLS lb
Black-eyed Susan	Rudbeckia hirta	0.60%	2.0	0.060 PLS lb
Gray Goldenrod	Solidago nemoralis	0.20%	2.2	0.020 PLS lb
Stiff Goldenrod	Solidago rigida	0.20%	0.3	0.020 PLS lb
Heath Aster	Symphyotrichum ericoides	0.20%	1.5	0.020 PLS lb
Sky Blue Aster	Symphyotrichum oolentangiense	0.40%	1.2	0.040 PLS lb
Ohio Spiderwort	Tradescantia ohiensis	0.40%	0.1	0.040 PLS lb
Hoary Vervain	Verbena stricta	0.60%	0.6	0.060 PLS lb
Heartleaf Alexanders	Zizia aptera	0.40%	0.2	0.040 PLS lb

Description: SSNS Dry Forbs Enhancement Mix
Seeding Rate: 1 lb/acre (4.9 seeds/square foot)
Notes: Soil - Dry Mesic to Dry, Sun - Full to Partial

Common Name	Scientific Name	% of Mix	Seeds/ft ²	Total
Forbs				
Prairie Onion	Allium stellatum	10.00%	0.4	0.100 PLS lb
Butterfly Milkweed	Asclepias tuberosa	14.00%	0.2	0.140 PLS lb
Pale Purple Coneflower	Echinacea pallida	32.00%	0.6	0.320 PLS lb
Rough Blazing Star	Liatris aspera	10.00%	0.6	0.100 PLS lb
Large-flowered Beardtongue	Penstemon grandiflorus	12.00%	0.6	0.120 PLS lb
Black-eyed Susan	Rudbeckia hirta	4.00%	1.4	0.040 PLS lb
Sky Blue Aster	Symphyotrichum oolentangiense	2.00%	0.6	0.020 PLS lb
Ohio Spiderwort	Tradescantia ohiensis	16.00%	0.5	0.160 PLS lb

NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:

- Native Grass and Forb Mixtures (mixtures beginning with the number 3)
- Year 1**
Establishment (spring seeding):
1) Prepare site - Late April - May
2) Seed - May 1 - June 1
Maintenance:
1) Mow (6-8 inches) - every 30 days after planting until September 30.
2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.
- Establishment (fall seeding):**
1) Prepare site - Late August - early September
2) Seed - late September to freeze-up
Maintenance (following season):
1) Mow (6-8 inches) - once in May, June, and July
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
- Evaluation:**
1) Cover crop growing within 2 weeks of planting (except dormant plantings).
2) Seedlings spaced 1-6 inches apart in drill rows.
3) Native grass seedlings may only be 4-6 inches tall.
4) If there is a flush of growth from foxtail etc., mow as necessary.
- Year 2**
Maintenance:
1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
3) Some sites may not require much maintenance the second year.
Evaluation:
1) Cover crop will be gone unless winter wheat was used in a fall planting.
2) Grasses forming clumps 1-6 inches apart in drill rows, but still short.
3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
4) If there is a flush of growth from foxtail etc., mow site.
- Year 3**
Maintenance:
1) Mow only if necessary.
2) Weed Control - Spot spray thistles, etc.
3) Sites usually do not require much maintenance the third year.
Evaluation:
1) Planting should begin looking like a prairie - tall grasses, flowers, etc.
- Long-term Maintenance:**
1) Weed Control - Spot spray thistles, etc.
2) Burning (3-5 year rotation) alternate spring and fall if possible.
3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
4) Burning two years in a row will really "clean up" rough-looking sites.

NATIVE SEEDING INSTALLATION METHOD:

- Drop Seeding Onto Tilled Sites**
This is the "standard" method for seeding on prepared sites such as those on construction projects.
- a) Site Preparation:** The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
b) Fertilizer: Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
c) Seed Installation: Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Britlion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
d) Seeding Rates: Rates are specified in the mixture tabulation for the specified mix.
e) Packing: If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
f) Mulch: Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Binder at 100 lbs per acre.

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St. Paul, MN 55103 | 651.788.9018 | calyxdesigngroup.com



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I hereby certify that this plan, specification, or report was prepared by me and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

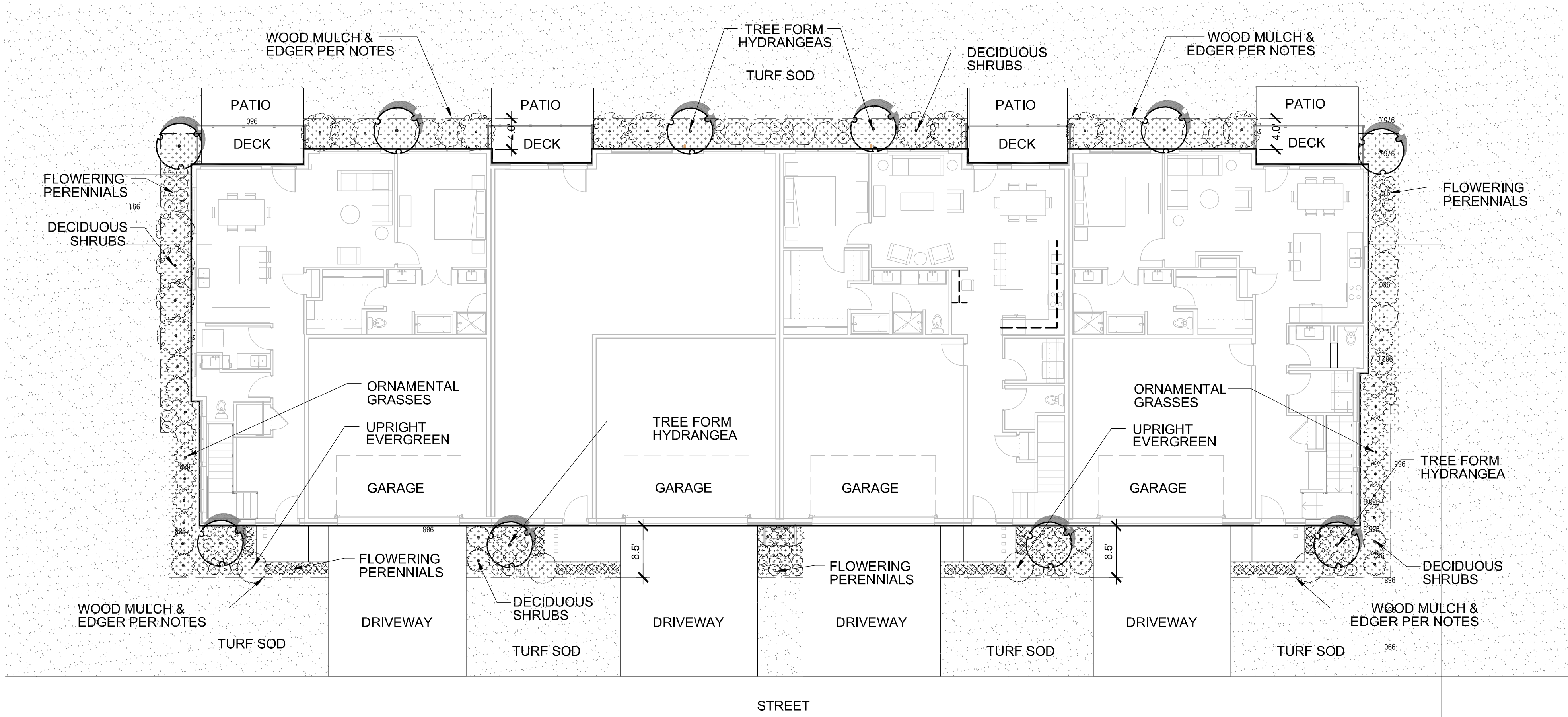
Date: XXXXXXXX

Benjamin D. Hartberg, ASLA
MIN No. 48064

REVISIONS	
06-27-25	Minnetrista City Submittal
07-01-25	Minnetrista City Submittal

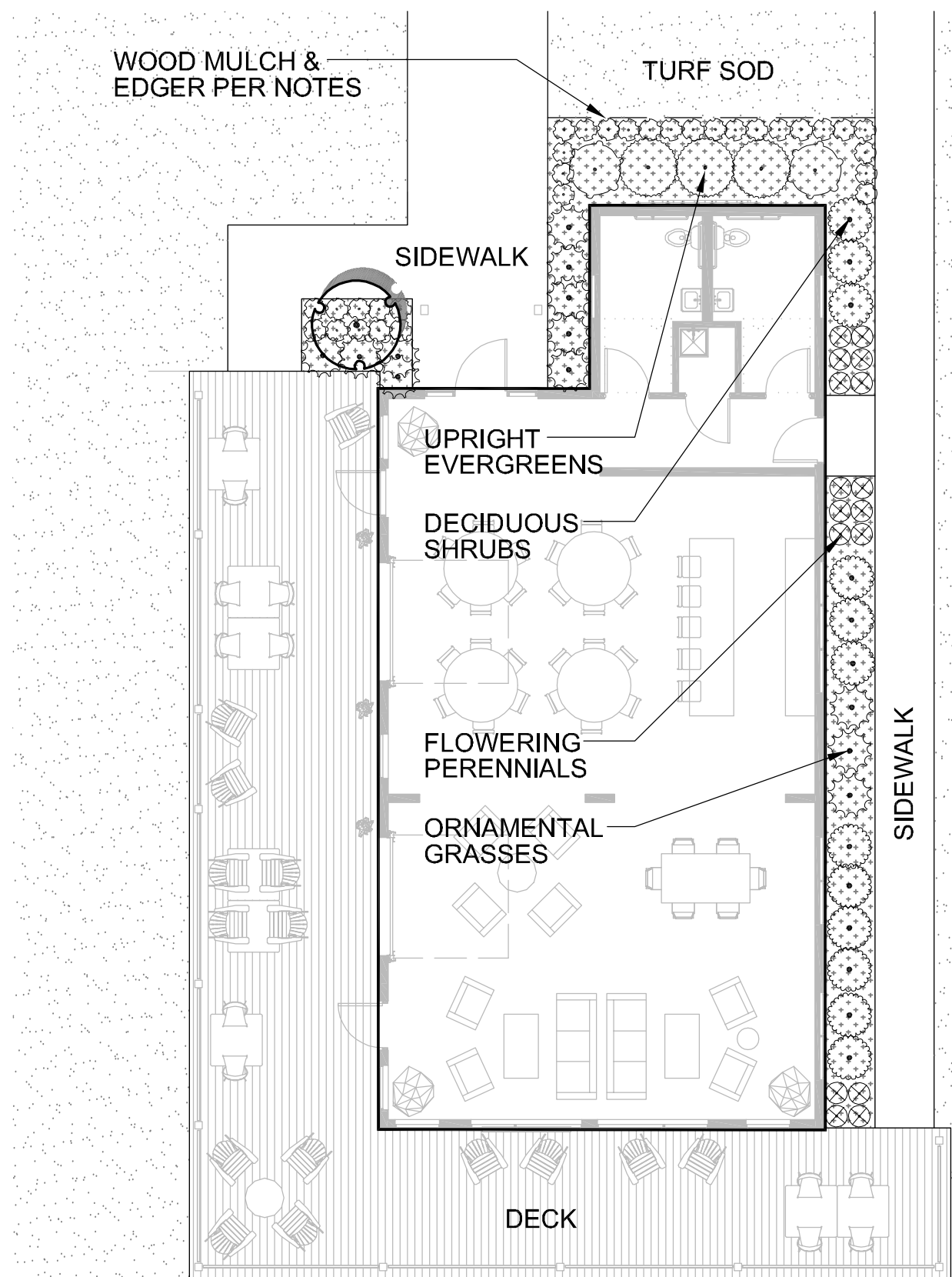
LANDSCAPE NOTES AND SCHEDULES

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
KOCH BUILDING DEVELOPMENT



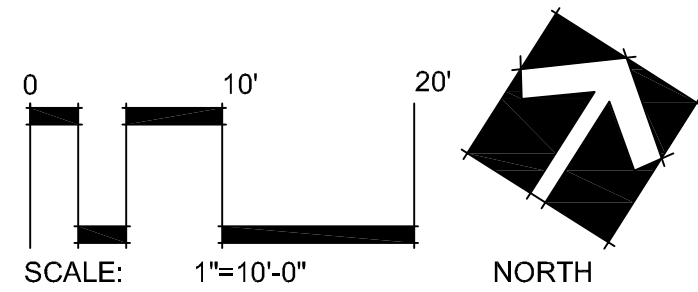
1
L-4

TOWNHOUSE PLANTING PLAN



2
L-4

DOCK HOUSE FOUNDATION PLANTING PLAN



PLANT SCHEDULE DOCK HOUSE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
ORNAMENTAL TREES							
	HV	Hydrangea paniculata 'Renhy'	Vanilla Strawberry™ Panicle Hydrangea	1" Cal.	B&B	1	
SHRUBS							
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	12	
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	2	
	Jm	Juniperus scopulorum 'Medora'	Medora Juniper	20 gal.	Pot	3	
ANNUALS/PERENNIALS							
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	31	
	PI	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	Pot	16	
GRASSES							
	Mp2	Miscanthus sinensis 'Purpurescens'	Flame Grass	1 gal.	Pot	12	

PLANT SCHEDULE TOWNHOUSE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
ORNAMENTAL TREES							
	HV	Hydrangea paniculata 'Renhy'	Vanilla Strawberry™ Panicle Hydrangea	1" Cal.	B&B	10	
SHRUBS							
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	12	
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	12	
	Jm	Juniperus scopulorum 'Medora'	Medora Juniper	20 gal.	Pot	4	
	Sm3	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	3 gal.	Pot	4	
	Sm2	Syringa patula 'Miss Kim'	Miss Kim Lilac	3 gal.	Pot	12	
ANNUALS/PERENNIALS							
	Am2	Allium x 'Millenium'	Millenium Ornamental Chive	1 gal.	Pot	36	
	Ep	Echinacea purpurea	Purple Coneflower	1 gal.	Pot	36	
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	51	
GRASSES							
	Mp2	Miscanthus sinensis 'Purpurescens'	Flame Grass	1 gal.	Pot	16	



CONEFLOWER



ALLIUM



FLAME GRASS



TREE FORM HYDRANGEA



MEDORA JUNIPER

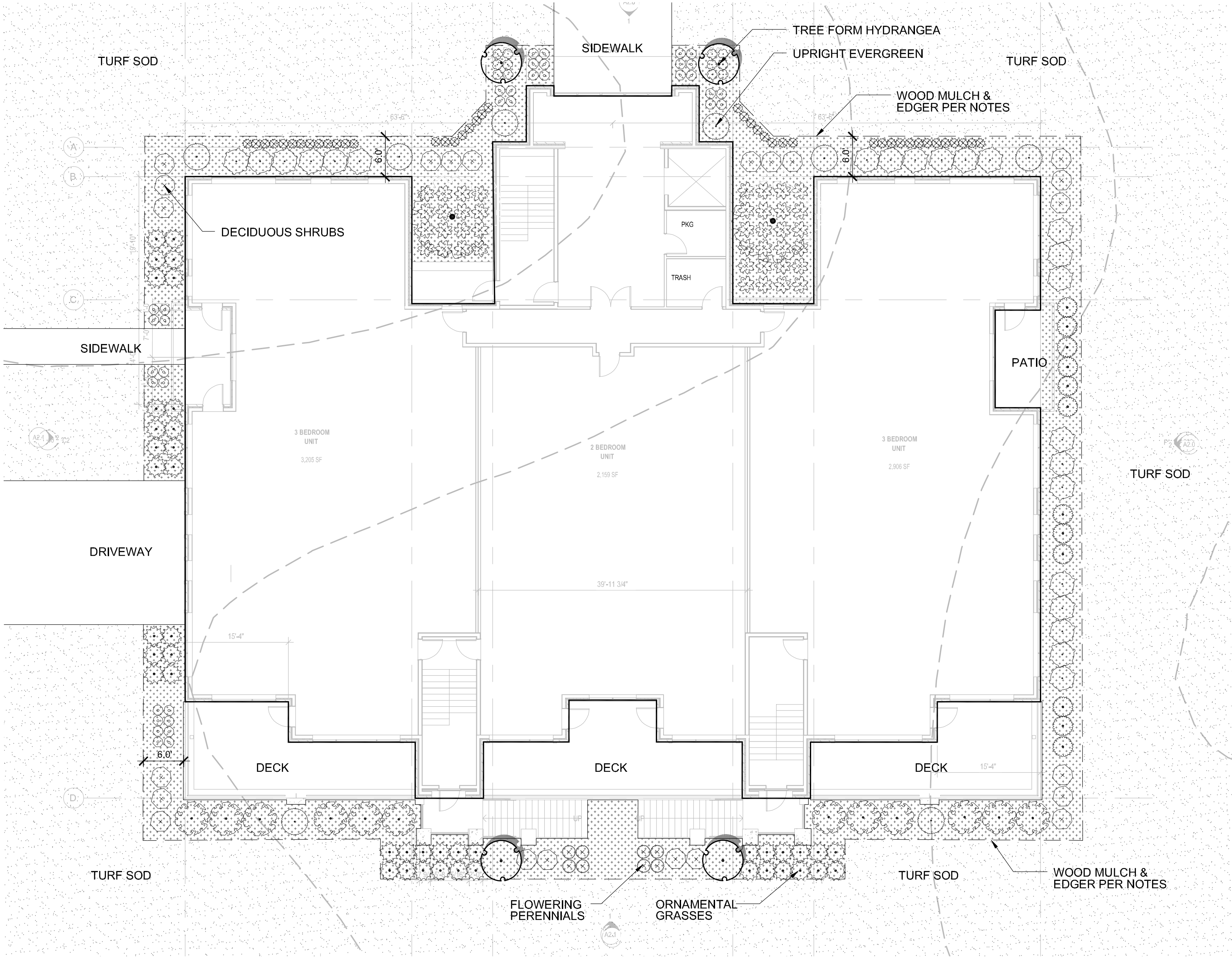


HYDRANGEA

REVISIONS
06-27-25 Minnesota City Submittal
07-01-25 Mound City Submittal

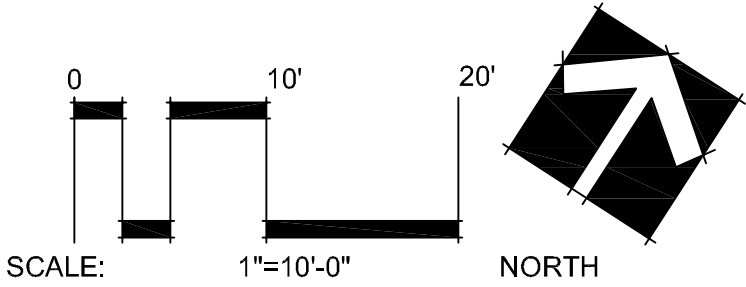
FOUNDATION PLANTING PLANS

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
KOCH BUILDING DEVELOPMENT



PLANT SCHEDULE 9 UNIT CONDO

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
ORNAMENTAL TREES							
	HV	Hydrangea paniculata 'Renhy'	Vanilla Strawberry™ Panicle Hydrangea	1" Cal.	B&B	4	
SHRUBS							
	Cw	Cornus alternifolia 'Wstackman'	Golden Shadows® Dogwood	15 gal.	Pot	2	
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	12	
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	23	
	Jm	Juniperus scopulorum 'Medora'	Medora Juniper	20 gal.	Pot	8	
	Sm3	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	3 gal.	Pot	22	
	Sm2	Syringa patula 'Miss Kim'	Miss Kim Lilac	3 gal.	Pot	12	
ANNUALS/PERENNIALS							
	Am2	Allium x 'Millenium'	Millenium Ornamental Chive	1 gal.	Pot	42	
	Ep	Echinacea purpurea	Purple Coneflower	1 gal.	Pot	36	
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	12	
	Ms3	Matteuccia struthiopteris	Ostrich Fern	1 gal.	Pot	40	
	Nw	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.	Pot	8	
GRASSES							
	Mp2	Miscanthus sinensis 'Purpureusens'	Flame Grass	1 gal.	Pot	44	



1 9 UNIT CONDO FOUNDATION PLANTING PLAN
L-5



CONEFLOWER



ALLIUM



FLAME GRASS



TREE FORM HYDRANGEA



MEDORA JUNIPER



HYDRANGEA

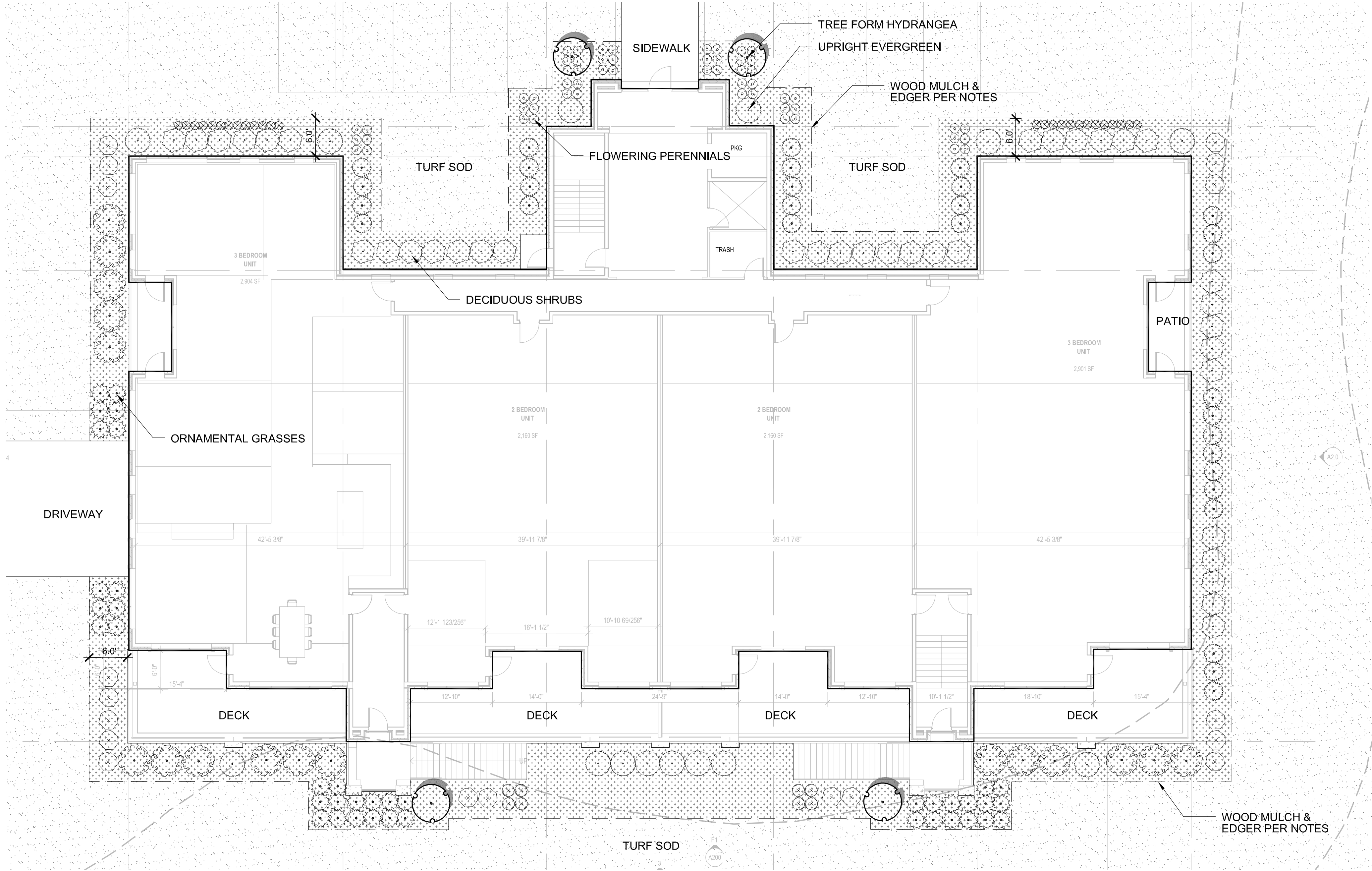
REVISIONS	
06-27-25	Minnesota City Submittal
07-01-25	Mound City Submittal

I hereby certify that this plan, specification, or report was prepared by me and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Date: XXXXXXXX
Benjamin D. Hartberg, ASLA
Lic. No. 48064



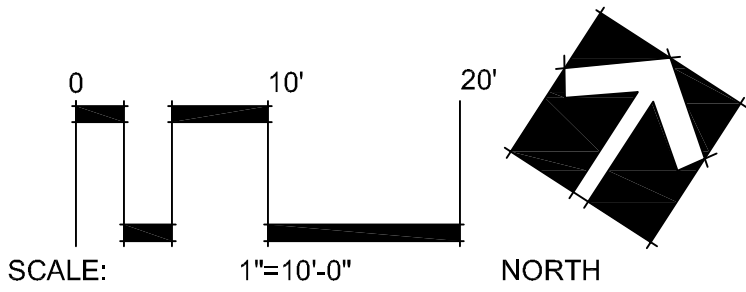
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PLANT SCHEDULE 12 UNIT CONDO

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
ORNAMENTAL TREES							
	HV	Hydrangea paniculata 'Penny'	Vanilla Strawberry™ Panicle Hydrangea	1" Cal.	B&B	4	
SHRUBS							
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	31	
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	37	
	Jm	Juniperus scopulorum 'Medora'	Medora Juniper	20 gal.	Pot	14	
	Sm3	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	3 gal.	Pot	18	
	Sm2	Syringa patula 'Miss Kim'	Miss Kim Lilac	3 gal.	Pot	17	
ANNUALS/PERENNIALS							
	Am2	Allium x 'Millenium'	Millenium Ornamental Chive	1 gal.	Pot	26	
	Ep	Echinacea purpurea	Purple Coneflower	1 gal.	Pot	44	
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	12	
	Nw	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.	Pot	8	
GRASSES							
	Mp2	Miscanthus sinensis 'Purpurescens'	Flame Grass	1 gal.	Pot	40	



1 12 UNIT CONDO FOUNDATION PLANTING PLAN
L-6 NOT TO SCALE



CONEFLOWER



ALLIUM



FLAME GRASS



TREE FORM HYDRANGEA

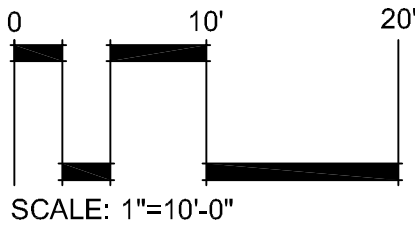
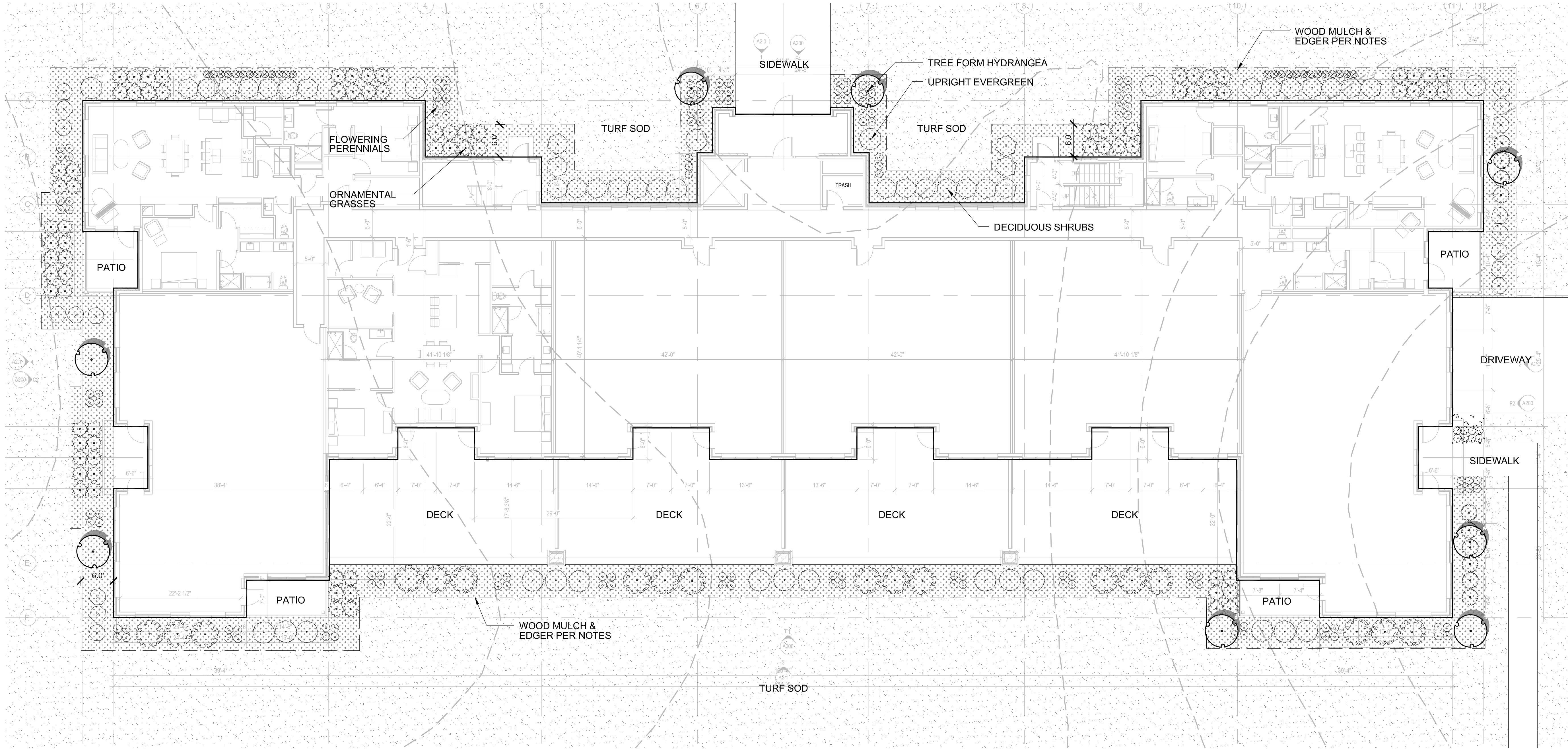


MEDORA JUNIPER



HYDRANGEA

06-27-25	Minnesota City Summit
07-01-25	Mound City Summit



1 24 UNIT CONDO FOUNDATION PLANTING PLAN
L-7 NOT TO SCALE

PLANT SCHEDULE 24 UNIT CONDO

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
ORNAMENTAL TREES							
	HV	Hydrangea paniculata 'Renhy'	Vanilla Strawberry™ Panicle Hydrangea	1" Cal.	B&B	6	
SHRUBS							
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	8	
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	32	
	Jm	Juniperus scopulorum 'Medora'	Medora Juniper	20 gal.	Pot	21	
	Sm3	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	3 gal.	Pot	20	
	Sm2	Syringa patula 'Miss Kim'	Miss Kim Lilac	3 gal.	Pot	18	
ANNUALS/PERENNIALS							
	Am2	Allium x 'Millenium'	Millenium Ornamental Chive	1 gal.	Pot	26	
	Ep	Echinacea purpurea	Purple Coneflower	1 gal.	Pot	112	
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	32	
GRASSES							
	Mp2	Miscanthus sinensis 'Purpurescens'	Flame Grass	1 gal.	Pot	84	



CONEFLOWER



ALLIUM



FLAME GRASS



TREE FORM HYDRANGEA



MEDORA JUNIPER



HYDRANGEA

CALYX
DESIGN GROUP
Landscape Architecture
Planning
475 Cleveland Avenue N | Suite 101A
Minnetrista, MN 55369
855.788.8018 | calyxdesigngroup.com



STARK
ENGINEERING

I hereby certify that this plan, specification, or report was prepared by me and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Date: XXXXXXXX
Benjamin D. Hartberg, A.S.L.A.
MIN No. 40604

REVISIONS
06-27-25 Minnetrista City Memorial
07-01-25 Mount City Memorial

FOUNDATION PLANTING
PLANS

NORTH POINTE AT HALSTED BAY
MINNETRISTA/MOUND, MINNESOTA
for:
KOCH BUILDING DEVELOPMENT

SHEET
L-7

PRELIMINARY
NOT FOR CONSTRUCTION

Architectural New Home Concept Designs

North Pointe on Halsted Bay



Front Elevation Conept for Plan “A”



Front Elevation Conept for Plan “B”



July 22, 2025

Mr. Nickolas Olson
City Planner
City of Minnetrista
7701 County Road 110 West
Minnetrista, MN 55364

Re: Halstead Bay Estates
Preliminary Plat Review
ML No. 25008

Dear Mr. Olson:

We have completed our review of the Preliminary Plat application submittal for the proposed Halstead Bay Estates project. The project involves grading, parking lot paving, storm sewer and stormwater BMP construction, watermain and sanitary sewer construction, and appurtenant work. The application materials were reviewed against the City's design requirements. The following items were submitted for review:

- Preliminary Plat for Estate Property Development for Halsted Bay Estates, Dated 6/30/2025
- Civil Plans for Halsted Bay Estates, dated 6/27/2025
- Stormwater Report for Halsted Bay Estates, dated June 2025
- Architectural Plans for Halsted Bay Estates Development, dated 6/30/2025
- Geotechnical Report, dated 1/22/2016
- Tree Preservation Plan for Halsted Bay Estates, not dated

Comments from the previous reviews are included in *italics*, noting whether the comment has been addressed, has not been addressed, or no longer applies. We request that the developer provides a response letter with the next submittal to ensure that comments have been addressed.

Preliminary Plat

1. *City code requires the private road to be in an outlet that's 50' wide- currently it's shown at ~25'. This comment has been addressed.*
2. The final plat must include a drainage and utility easement that extends minimum of 10' on each side of a public utility. Based on the current layout this comment applies to Lots 2 and 3 Block 1 (sanitary sewer) and Lot 7 Block 2 (storm sewer).

This comment is modified as follows: The final plat must include a drainage and utility easement that extends minimum of 10' on each side of a public utility. Based on the current layout this comment applies to Lot 7, Block 1 (storm sewer). Show the drainage and utility easements on the utility plan in order to confirm that adequate easements are proposed for the utilities in Blocks 2 and 3.

Grading Plan

1. *The proposed low-floor elevations need to be shown to determine if there's a conflict with the high-water elevations and emergency overflow elevations. This is of particular concern for Lots 4 -6, Block 2 and Lots 2 -4, Block 3. **This comment has been addressed.***
2. *Note the NWL and HWL of the stormwater basins on the plan. If these correspond to the "top" and "bot." elevations shown on the plan, then the elevations shown for "Stormwater Basin B" are incorrect. **This comment has been addressed.***
3. *The existing contours on Lot 6 Block 2 are not shown correctly: the 952 contour extends to the north and bisects the 953, 954 and 955 contours. **This comment has not been addressed.***
4. *The proposed 954 and 956 contour tie into the same existing contour on Lot 6, Block 2. **This comment has been addressed***
5. *The proposed 952 contour at "Stormwater Basin B" ties into itself and there's no tie into the existing 952 contour on Lot 6, Block 2. **This comment has been addressed.***
6. *Proposed retaining walls should be shown on the plans. Several lots will require retaining walls which will cross property lines and in my experience, residents are best served if these walls are owned and maintained by an HOA. **This comment no longer applies.***
7. *Label more of the proposed contours.*
8. *It would be easier to read the grading plan if the existing grading was changed to 2' contour intervals.*
9. *A thorough QA/QC on the grading plan is needed to ensure that the proposed grades tie into existing. For example:*
 - a. *The proposed 967' and 968' contours north of the proposed 24-unit building tie into each other.*
 - b. *Near the northwest corner of the proposed 24-unit building, the existing 968' contour crosses the proposed 970' contour.*
 - c. *The existing 966' contour crosses the proposed 968' contour.*
 - d. *The existing 976' contour crosses the proposed 978' contour at Stormwater Basin D. Based on the current configuration of Stormwater Basin D correcting this will require regrading the hill down towards the 9 unit building.*
 - e. *The existing 950' contour crosses the proposed 950' contour on Lot 2 Block 3.*
 - f. *The existing 954' through 966' contours northeast of the proposed 12 unit building don't tie into a proposed contour.*
10. *Provide detail on how drainage will be directed away from:*
 - a. *The proposed 9 and 12 unit buildings.*
 - b. *The low opening on Lot 1 Block 2*
 - c. *The homes between:*
 - i. *Lots 2 and 3 Block 1*
 - ii. *Lots 4 and 5 Block 1*
 - iii. *Lots 5 and 6 Block 1*
 - iv. *Lots 6 and 7 Block 1*
 - v. *Lots 1 and 2 Block 2*

- vi. Lots 2 and 3 Block 2
 - vii. Lots 3 and 4 Block 2
 - viii. Lots 4 and 5 Block 2
 - ix. Lots 5 and 6 Block 2
- 11. Install drain tile stubs to lots that drain from the back to the front.
 - 12. Install storm sewer in the rear yards of Lots 2 through 6 Block 2 and install inlets between Lots 2 and 3 and Lots 4 and 5.

Sanitary Sewer and Watermain

The following comments shall be incorporated in the final plan and profile utility plans:

- 1. The watermain connection at CR 110 will require a 10" to 8" reducer.
- 2. In lieu of a 90° bend in the watermain at CR 110 and Halstead, install two, 45° bends.
- 3. The watermain connection at Cardinal Cove Drive will require the installation of an 8" x 8" x 8" tee and two, 8" gate valves.
- 4. Where hydrants are installed, label all fittings: 8" x 6" tee, 6" lead, hydrant assembly.
- 5. Ensure that hydrants are installed at the high point(s) of the water system. Watermain elevations may need to be adjusted.
- 6. The watermain layout includes an interconnect with Mound. A meter is required at the interconnect and the agreement between Minnetrista and Mound needs to be amended.
- 7. According to the City's GIS information the existing water service stub to the proposed 24-unit condominium building is 1" diameter, therefore the 6" C-900 service would require a wet tap.
- 8. The sanitary sewer services for the proposed 24-unit condominium building and Lot 1, Block 2 should connect to the sewer pipe, not the manhole.
- 9. Identify potential conflicts between the proposed storm sewer and the sewer and water services to the lots.
- 10. Sewer and water on the south side of the proposed 12 unit building should be moved to the north so that they do not lie within the sideslopes of Basin C.
- 11. Watermain shall be extended within the entirety of the east-west portion of Halstead Avenue.
- 12. Install water services to the existing properties on the south side of Halstead Avenue.
- 13. Clarify details of removal/abandonment of existing sanitary sewer facilities from lots

Stormwater Management and Storm Sewer

- 1. *The City requires rate control for the 1-, 10-, and 100-year storm events. Calculations were submitted for the 2-year event, but not the 1-year event. Additionally, rate control is required at each discharge point; please provide a table for each discharge point (to west, to dry creek bed, to lake). **This comment has not been fully addressed. HydroCAD results for the 1-year event were included in 5/22/2025 resubmittal, but a rate control table, including all outflows, was not.***

The table below details the discharge rates at each location. Include a similar table if future submittals are needed in which the discharge rates change. This comment has been addressed.

Discharge Point	1-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
To West (1E/N/A)	0.05	0	0.56	0	2.17	0
To Dry Creek Bed (6R/7R)	7.99	7.30	17.87	11.48	36.69	36.17
To Lake (5E/S5)	0.80	0.75	3.59	3.05	12.51	8.11

2. *Update the proposed pervious curve numbers/land uses in the HydroCAD model. No landscaping or restoration plan was provided, but "Open space, grass cover > 75%" is likely a better fit. This comment has been addressed. The model has been updated to reflect a more accurate proposed condition pervious curve number.*

3. *Verify impervious areas are consistent between the narrative, plans, and Stormwater Report. For example:*

- a. *The narrative states 3.7 acres (161,258 sf) of proposed impervious, however the HydroCAD model only includes 128,588 sf of impervious.*
- b. *Drainage Area S3.1 has 9,966 sf of impervious modeled in HydroCAD, but building area on plans is 14,875 sf.*

This comment has not been addressed. The narrative states an impervious surface area of 4.52 acres. The post development site drainage summary describes an impervious area of approximately 5.0 acres.

This comment has been addressed.

4. *Include offsite drainage areas that drain through the site. For example: drainage area to the existing 18" CMP under CR 110 that will connect to proposed MH #13. Offsite area has been included (6E/S6), however the pervious area is all modeled as woods or woods/grass combination, but a significant portion of the drainage area is row crops. Update HydroCAD to accurately model this increased runoff.*

This comment has been addressed.

- a. ***The lowest invert of Existing Basin A (Pond Node BA) should be 964.15, not 954.15.***

This comment has been addressed.

- b. ***In proposed conditions, this Existing Basin (Pond Node BE) has a 12" vertical orifice at a 966.5 elevation. This increases the HWL on private property in all storm events, which is unacceptable.***

The developer has submitted a document indicating that the private landowners are amenable to the orifice. Please provide a document that is signed by the landowners and notes that the proposed conditions will result in an increase in water levels for the 100-year event (table below for reference). Provide documentation with the final plat submittal that MCWD

and Hennepin County (due to road overtopping) approve this restriction. If approved, this area should be in a drainage and utility easement.

	HWL		
	1-year	10-year	100-year
Existing (Node BA)	966.62	969.58	970.30
Proposed (Node BE)	969.03	969.86	970.56

5. *The water quality volume provided can only be claimed for the area below the outlet in the infiltration basins. Provide HydroCAD stage-storage tables for each basin to verify water quality volumes. **This comment has not been addressed.***

6. *All new and reconstructed impervious areas should be routed to a BMP. Water quality volume provided can only be claimed for the area of impervious draining to that BMP.*

- a. *Pond B could claim water quality volume for the area below its outlet (between 950.0 and 951.8 per Comment #4), approximately 7,000 cf. However, only 9,966 sf of impervious area is routed to it in the HydroCAD model. Therefore, the allowable water quality volume would be 9,966 sf * 1 in / (12 in / 1 ft) = 830 cf. **This comment has not been fully addressed. Additionally, modeled subbasin from Block 2 (Subbasin S3) shows the entire subbasin routed to "Stormwater Basin B" (Pond Node BB). Grading plan shows portions of impervious flow from Block 2 would be routed directly to Halstead Avenue, without proposed lot contours being shown.***

This comment has been partially addressed. However, it appears that drainage from Lots 5-6, Block 2 still flows to Halstead Ave and CBMH#1 and ultimately the Dry Creek Bed without any treatment.

7. *Infiltration basins must drawdown in 48 hours. Per the Minnehaha Creek Watershed District, drawdown times should be calculated as follows. Provide verification that the drawdown time is met for each basin.*

$$\text{Drawdown} = \frac{\text{treatment volume}}{\text{area of basin bottom}} * \frac{1}{\text{infiltration rate}}$$

Draw down times were stated in the comment response memo, but HydroCAD stage-storage tables are required to verify drawdown times.

8. *Submit storm sewer design calculations. Currently, storm sewer sizing, velocity, and inlet design flow cannot be verified. **This comment has not been addressed. The City requires that calculations be submitted with preliminary plans.***

- a. *Include manhole sizes; the oblique (~32-degree angle) between two 18-inch storm sewer pipes at STMH #3 requires a 96-inch diameter manhole to accommodate the pipes.*
- i. **Oblique storm sewer angle (~60 degrees) at CBMH #13 requires 72-inch diameter structure**
 - ii. **Oblique storm sewer angle (~36 degrees) at CBMH #1 with 21-inch and 18-inch storm sewer pipes cannot be constructed with precast structure, due to required leg width.**

- b. *Include sump elevations on plans. **This comment has not been addressed.***

9. *Provide details for the outlet control structures. See the City Standard Plates (STO-12 and STO-13). The proposed structures may differ slightly given infiltration basins are proposed rather than ponds, but adhere to standards as much as possible.*
 - a. *MH #5 (OCS from Pond A) and MH #9 (OCS from Pond C): Minimum of 5' diameter due to weir wall with 6" orifice. Model top of weir wall in addition to orifice. Increase top grate size to 60".*
 - b. *MH #4 (OCS from Pond B): Minimum 4' diameter; increase grate size in HydroCAD to 48".*

This comment response memo indicates that these will be submitted with final plans. This is acceptable, however, please note the size requirements indicated above as they differ from what was stated in the comment response memo.

10. *What is the minimum opening of the proposed 9-unit condo building? Ensure it is at least 3 ft above the 100-year HWL of Pond C (976.95). **This comment has not been fully addressed. The minimum opening of proposed 9-unit building is currently shown as 973.00 the "Stormwater Basin D" 100-yr HWL is 975.85. See also comment #20.***

The minimum opening adjacent to the Stormwater Basin is stated as 980.0. This meets freeboard requirements.

11. *Is MH #13 a manhole or catch basin; does it receive overland drainage?*
 - a. *Verify the drainage area for Pond A. The storm sewer routing differs between the Civil Plans and the HydroCAD drainage area map. If the Civil Plans are accurate, the Pond A drainage area should not include the runoff that drains to MH#12 (or MH #13 if it's a drop inlet). **This comment has not been addressed. Previously labeled MH #13 has been renumbered to MH #19.***

This comment has not been fully addressed. MH#19 is an inlet, however the drainage area to it should be modeled separately from the drainage area to the culvert under CR 110 with the 15" orifice restriction.

12. *BMPs are labeled as stormwater ponds on the plans while they are designed as infiltration basins. **This comment has been addressed.***
13. *Redesign Pond A and/or its inlet. Currently, the 10-year HWL will back up approximately 87 feet in the storm pipe (toward Pond C). The 100-year HWL will back up farther and CBMHs #11-12 will be surcharged (water elevation exceeds rim elevations). **This comment has been reasonably addressed. The 10-year HWL will back up approximately 60 feet in the pipe, however CBMHs will no longer surcharge in the 100-year event.***
14. *A maintenance agreement with existing Lot 13 of Halsted Park is required for the proposed drainage outfall improvements. **This comment is modified as follows: maintenance agreements with existing Lots 12 and 13 of Halsted Park are required for the proposed drainage outfall improvements.***
15. *Submit the soil borings referenced on page five of the Stormwater Report. **This comment has not been fully addressed. Soil boring logs and geotechnical report were included on the 5/9/2025 submittal but not the 5/22/2025 submittal. The boring and Geotech report is dated 1/22/2016. The soil borings performed in the report do not include a boring in the bottom of the stormwater basin B or D. While there are borings nearby, the geotechnical report states that due to historic mining and overburden fill replacement, the fill varies significantly across the site. With significant subsurface variation, the infiltration rates cannot be confirmed at the proposed infiltration basin locations without borings showing material type.***

Additionally, the soil borings near the bottom of basins A and C (SB-5 and SB-11 respectively) show a confining layer of sandy lean clay below the bottom of the proposed basins. Per the Minnesota Stormwater Manual, sandy lean clay is Hydrologic Soil Group D, which is not conducive to infiltration. BMPs shall be changed to filtration basins unless a field test of infiltration rates is completed per Minnesota Stormwater Manual guidelines (https://stormwater.pca.state.mn.us/index.php?title=Infiltration_design_guideline_-_determining_site_infiltration_rates).

This comment has not been addressed. Provide details on the plans for the excavation required to remove the layers of sandy lean clay below the proposed bottoms of Basins A and C. Provide soil borings at the locations of Basins B and D.

16. *Storm sewer would need to be installed for the proposed private road in Outlot B. It seems this would change the drainage pattern (the private road would drain to "Stormwater Basin B") which may change the footprint of "Stormwater Basin B"). This comment has been addressed.*
17. *Provide existing and proposed drainage area maps, with aerials, that show the full extents of the drainage areas modeled. This comment has been addressed.*
18. *The storm sewer within Halstead Avenue should be aligned to maintain 10' horizontal separation from the watermain and crossings should occur at 90° wherever possible. This comment has been addressed.*
19. *Show the emergency overflow location (EOF) and elevation for each Stormwater Basin.*
 - a. *Basin D presents a concern based on the steep grade that the EOF would discharge to, and inevitably be directed toward Lots 2 and 3 Block 3. This may require a piped emergency overflow*
 - b. *Ensure that the lowest opening elevations of adjacent structures are at least 1.0 foot above the EOF. If the EOFs are set approximately at the top of each basin, this requirement is not met for any of the proposed basins.*
 - c. *Demonstrate that the EOF has capacity to overflow water at an elevation below the lowest building opening at a rate not less than three times the 100-year peak discharge rate from the basin or the anticipated 100-year peak inflow rate to the basin, whichever is higher.*

This comment has not been addressed. The EOF routes are shown however EOF capacities need to be analyzed per comment 19.c.

20. *Minimum building openings must be at least 3 feet above the 100-yr HWL of adjacent waterbodies, including stormwater/infiltration basins. These conditions are not met for any of the proposed basins. Alternatively, 2 feet will be allowed provided the following conditions are met:*
 - a. *Flood storage volume within the freeboard area is at least 50% of the flood storage volume below the 100-yr HWL; and*
 - b. *25% outlet obstruction does not increase the 100-yr HWL by more than 1 foot; and*
 - c. *Adequate EOF from basin to provide assurance that 1 foot freeboard will be maintained for proposed low opening.*

Adequate separation between the building openings and HWLs has been provided. However, for Basins A and C, please provide a description and detail in the plans to keep the infiltrating stormwater from impacting the low floors and footings of the

adjacent structures. This is of particular concern for Basin C and the structure on Block 3, Lot 2 as the low floor is proposed below the bottom of the infiltration basin.

21. Lawn and landscape irrigation systems within the development cannot be connected to city water per Section 500.31 Subd. 4 of City Code. The lawn and landscape irrigation needs of the development can be served by the installation of a separate irrigation system supply pipes connected to the storm water ponds.

This comment has not been addressed.

Sincerely,
WSB

A handwritten signature in black ink that reads "Alyson Fauske". The signature is written in a cursive, flowing style.

Alyson Fauske, P.E. (MN)
(612) 263-1736
afauske@wsbeng.com



April 22, 2025

City of Minnetrista
Attn: Nickolas Olson, Senior City Planner
6701 County Road 110W
Minnetrista, MN 55364

RE: Request for Review – Halsted Estates Preliminary Plat

Dear Mr. Olson,

The Minnehaha Creek Watershed District (MCWD or District) received notice of a preliminary plat application being reviewed by the City of Minnetrista at their April 28th planning commission meeting, regarding the proposed Halsted Estates development at 6701 County Road 110W and the adjoining properties.

MCWD has reviewed the plans and requests that the applicant (Koch Building Development) contact the District for their review of potential applicable District rules, outlined below:

Erosion and Sediment Control Rule:

The proposed development appears to disturb more than 5,000 square feet of land or excavate or grade more than 50 cubic yards, therefore, an Erosion and Sediment Control permit would be required.

Stormwater Management Rule:

The proposed development appears to increase impervious surface area; therefore, the Stormwater Management Rule would apply. Currently, impervious surfaces make up 10.8% of the total site, while the proposed development would increase this to 27.0%. Since much of the site appears to be disturbed and graded with this project, the required scope of treatment under the MCWD rule will likely include management of the entire site's impervious surface and rate control.

To address this requirement, three infiltration basins are proposed in the design. All proposed impervious surfaces must be routed to a basin before discharging off-site, or volume reduction credits must be obtained as outlined in Appendix A of the rule. Soil borings will be required to confirm the suitability of soils for infiltration. Additionally, it is recommended that stormwater

from the proposed single-family homes be included in this treatment design to avoid future challenges with treating stormwater on each individual lot.

Waterbody Crossings and Structures Rule:

MCWD has a mapped stream running north to south on the western parcel, located beneath the proposed private drive serving the single-family homes in the southwest corner.

Additionally, a dry creek bed is noted on the existing and proposed routing diagram. Any crossings or impacts to the bed or bank of either feature may trigger the Waterbody Crossings and Structures rule. Crossings must retain hydraulic capacity, be designed to avoid impacts to the stability of the bed or bank or water quality, and be the minimal impact solution. The no-rise standard must also be met.

Floodplain Alteration Rule:

Proposed impacts to the bed or bank of a stream from crossing it may constitute work within the stream's floodplain. There must be no net fill within the floodplain.

We encourage the applicant to communicate with the District regarding their proposed plans in order to obtain the required permits.

Thank you for your ongoing coordination with MCWD. Please do not hesitate to reach out with any questions.

Abigail Couture

Abigail Couture

Permitting Technician

acouture@minnehahacreek.org

HENNEPIN COUNTY

MINNESOTA

May 7, 2025

Nickolas Olson
Senior City Planner
City of Minnetrista
7701 County Road 110 W
Minnetrista, MN 55364

Sarah Smith
Community Development Director
City of Mound
2415 Wilshire Boulevard
Mound, MN 55364

Re: Preliminary Plat Review – Halsted Estates (Received 4/8/2025)
County State Aid Highway (CSAH) 110 (Bartlett Boulevard)
Hennepin County Plat Review ID #3439E (Reviewed 4/15/2025)

Mr. Olson, Ms. Smith:

Please consider the following comments for the preliminary plat of Halsted Estates along CSAH 110 (Bartlett Boulevard) in Minnetrista and Mound (parcel IDs 2211724430042, 2211724430004, 2211724430003, 2211724430002, 2211724430007, 2211724430009, 2211724430028 and 2211724430046).

Access: County staff will allow one new access on Bartlett Boulevard in the city of Mound due to challenging topography. We support additional access for the development onto Cardinal Cove Drive and Halstead Avenue. A westbound left-turn lane will be required on Bartlett Boulevard at Halsted Avenue. County staff also recommend further exploring inclusion of a short westbound left-turn lane at the new development access along Bartlett Boulevard to promote safe and efficient traffic operations for new residents.

Right-of-way: County staff request a 50-foot half right-of-way along Bartlett Boulevard through Minnetrista and Mound (the current plat shows a 50-foot half right-of-way only in Minnetrista).

Storm Water/Drainage: The plan shows a proposed pipe in county right-of-way in the northwestern portion of the site. While the pipe is acceptable, it will need to be documented that the pipe is owned and maintained by someone other than the county. In addition, the county does not support owning or maintaining manhole No. 13 or the pipe connecting it to manhole No. 12.

The existing drainage patterns shall not be altered unless approved by Hennepin County. Watershed District approval and drainage calculations are required if the work alters existing drainage patterns. Post-construction flow rates entering Hennepin County's drainage system, overland or through pipes, shall not exceed pre-construction rates for the two, 10 and 100-year events. Please provide a drainage report showing that this is met; this can be the same one submitted to the watershed district.


Hennepin County Transportation Project Delivery
Public Works Facility, 1600 Prairie Drive, Medina, MN 55340
612-596-0300 | hennepin.us



Permits: Please inform the developer that all construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping. *Contact: Doug Heidemann, Permits Coordinator at 612-596-0336 or douglas.heidemann@hennepin.us*

Please contact Chad Ellos at chad.ellos@hennepin.us or 612-596-0395 for any further discussion.

Sincerely,

A handwritten signature in black ink that reads "Carla Stueve". The signature is written in a cursive, flowing style.

Carla Stueve, PE
County Highway Engineer

David S. & Jean F. Fasching
6705 Halstead Ave
Minnetrista, MN 55364

RECEIVED

APR 21 2025

CITY OF
MINNETRISTA

April 16, 2025

Minnetrista Planning Commission
Minnetrista City Hall
7701 County Road 110 W
Minnetrista, MN 55364

RE: Concerns Regarding Proposed Development at Halstead Avenue and Highway 110 "Halsted Estates"

Dear Members of the Minnetrista Planning Commission,

We are writing to express our concerns regarding the proposed development at the intersection of Halstead Avenue and Highway 110, specifically as it relates to stormwater management and environmental protection in this sensitive Shoreland District.

Based on previous development plans as well as a cursory glance at Google mapping there is approximately 100 acres located north of the proposed development site which drains through the proposed development that will require appropriate stormwater handling measures. This is in addition to the proposed impermeable surface that the development will add. According to National Oceanic and Atmospheric Administration National Weather Service rain frequency public data, a 100-year storm over 24 hours would produce 7.2" of runoff and in order to retain the volume of water produced would require a holding pond approximately 7 acres in size and 10 feet deep to retain (see attached data). The current development plan must account for this requirement to ensure proper drainage and prevent flooding or degradation of surrounding natural areas, existing properties and the lake itself of course.

Furthermore, if the proposed plan is to reduce the size of the retention ponds through infiltration, it is obvious to any local resident that the soil composition in the area is predominantly clay, which significantly limits natural infiltration. As a result, stormwater from this development will likely flow directly into the nearby lake and existing properties unless properly retained and treated. Also, if the plan is to include replacing a large proportion of the surface soil to improve infiltration, we are concerned that this will also have adverse effects to native species and may not be completed adequately due to the likely exorbitant cost. Given this situation, infiltration-based systems are not viable, and alternative solutions must be incorporated into the development plan.

As we are sure you are aware, this property lies within the Shoreland District, which imposes special regulatory requirements to protect water quality, preserve natural shorelines, and maintain ecological balance. These requirements are outlined in the

Minnetrista City Code and further supported by the Watershed District. Failure to address these concerns could result in environmental harm and potential noncompliance with applicable regulations.

Key public data used to calculate retention pond requirements are attached for your review and consideration including, Point Precipitation Frequency Estimates with 90% Confidence from US Department of Commerce, National Oceanic and Atmospheric Administration, National Weather Service and Google maps site sizing results.

We urge the Planning Commission to ensure that any approval of this development is contingent upon a revised stormwater management plan that includes adequate retention infrastructure and full compliance with all Shoreland and Watershed requirements. Also, number of units density and hardcover must be reduced to address these stormwater issues.

Thank you for your attention to this matter and for your continued commitment to responsible planning for our community.

Sincerely,

The block contains two handwritten signatures. The first signature on the left is a stylized, cursive signature, likely belonging to David S. Fasching. The second signature on the right is a more legible cursive signature that reads "Jean F. Fasching".

David S. and Jean F. Fasching
Halstead Avenue Residents



NOAA Atlas 14, Volume 8, Version 2
 Location name: Mound, Minnesota, USA*
 Latitude: 44.922°, Longitude: -93.6969°
 Elevation: m/ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.362 (0.281-0.470)	0.427 (0.331-0.555)	0.540 (0.417-0.702)	0.638 (0.490-0.832)	0.781 (0.584-1.05)	0.897 (0.654-1.21)	1.02 (0.718-1.39)	1.15 (0.776-1.59)	1.33 (0.863-1.87)	1.47 (0.929-2.08)
10-min	0.530 (0.411-0.688)	0.625 (0.485-0.813)	0.790 (0.611-1.03)	0.934 (0.718-1.22)	1.14 (0.855-1.53)	1.31 (0.958-1.77)	1.49 (1.05-2.04)	1.68 (1.14-2.33)	1.94 (1.26-2.74)	2.15 (1.36-3.04)
15-min	0.646 (0.501-0.839)	0.763 (0.592-0.991)	0.964 (0.745-1.25)	1.14 (0.876-1.49)	1.40 (1.04-1.87)	1.60 (1.17-2.16)	1.82 (1.28-2.49)	2.05 (1.39-2.84)	2.37 (1.54-3.34)	2.62 (1.66-3.71)
30-min	0.895 (0.695-1.16)	1.06 (0.823-1.38)	1.35 (1.04-1.75)	1.60 (1.23-2.08)	1.96 (1.47-2.63)	2.26 (1.65-3.04)	2.57 (1.81-3.51)	2.90 (1.96-4.02)	3.36 (2.18-4.74)	3.72 (2.35-5.27)
60-min	1.16 (0.901-1.51)	1.37 (1.06-1.78)	1.74 (1.35-2.27)	2.08 (1.60-2.72)	2.61 (1.96-3.53)	3.05 (2.23-4.14)	3.53 (2.49-4.85)	4.04 (2.74-5.64)	4.78 (3.12-6.78)	5.38 (3.41-7.63)
2-hr	1.42 (1.12-1.83)	1.67 (1.31-2.15)	2.14 (1.67-2.75)	2.57 (2.00-3.32)	3.26 (2.48-4.37)	3.84 (2.85-5.17)	4.48 (3.21-6.12)	5.19 (3.57-7.19)	6.21 (4.11-8.74)	7.05 (4.51-9.90)
3-hr	1.59 (1.26-2.03)	1.86 (1.47-2.37)	2.38 (1.87-3.03)	2.88 (2.26-3.68)	3.68 (2.84-4.94)	4.38 (3.28-5.89)	5.16 (3.73-7.03)	6.03 (4.18-8.33)	7.30 (4.86-10.2)	8.34 (5.38-11.7)
6-hr	1.87 (1.50-2.35)	2.18 (1.74-2.74)	2.79 (2.22-3.51)	3.39 (2.68-4.28)	4.35 (3.40-5.79)	5.21 (3.95-6.93)	6.16 (4.51-8.31)	7.23 (5.07-9.90)	8.79 (5.93-12.2)	10.1 (6.58-14.0)
12-hr	2.13 (1.72-2.64)	2.50 (2.03-3.11)	3.21 (2.59-3.99)	3.88 (3.11-4.84)	4.92 (3.88-6.42)	5.82 (4.46-7.62)	6.81 (5.03-9.05)	7.90 (5.60-10.7)	9.48 (6.45-13.0)	10.8 (7.10-14.8)
24-hr	2.48 (2.03-3.04)	2.85 (2.33-3.49)	3.54 (2.89-4.35)	4.21 (3.42-5.19)	5.27 (4.21-6.80)	6.20 (4.80-8.02)	7.22 (5.40-9.48)	8.34 (5.98-11.2)	9.99 (6.88-13.6)	11.3 (7.56-15.4)
2-day	2.89 (2.40-3.50)	3.24 (2.68-3.92)	3.91 (3.23-4.74)	4.57 (3.76-5.56)	5.63 (4.55-7.18)	6.57 (5.16-8.41)	7.62 (5.77-9.90)	8.78 (6.38-11.6)	10.5 (7.31-14.1)	11.9 (8.02-16.0)
3-day	3.13 (2.62-3.76)	3.52 (2.94-4.23)	4.25 (3.53-5.11)	4.94 (4.09-5.97)	6.04 (4.90-7.62)	7.00 (5.52-8.86)	8.04 (6.13-10.4)	9.21 (6.72-12.1)	10.9 (7.64-14.6)	12.3 (8.33-16.4)
4-day	3.32 (2.79-3.97)	3.75 (3.15-4.49)	4.55 (3.80-5.44)	5.28 (4.40-6.35)	6.42 (5.23-8.03)	7.40 (5.86-9.30)	8.45 (6.46-10.8)	9.61 (7.04-12.5)	11.3 (7.94-15.0)	12.6 (8.61-16.8)
7-day	3.85 (3.26-4.54)	4.36 (3.70-5.16)	5.28 (4.46-6.25)	6.10 (5.13-7.25)	7.34 (6.00-9.02)	8.36 (6.67-10.4)	9.45 (7.28-11.9)	10.6 (7.84-13.7)	12.3 (8.71-16.1)	13.6 (9.37-18.0)
10-day	4.36 (3.72-5.11)	4.93 (4.20-5.78)	5.92 (5.03-6.96)	6.79 (5.74-8.01)	8.07 (6.64-9.84)	9.12 (7.32-11.2)	10.2 (7.92-12.8)	11.4 (8.47-14.6)	13.1 (9.32-17.0)	14.4 (9.96-18.9)
20-day	5.95 (5.15-6.88)	6.64 (5.74-7.69)	7.79 (6.71-9.04)	8.78 (7.52-10.2)	10.2 (8.42-12.1)	11.3 (9.11-13.6)	12.4 (9.68-15.2)	13.5 (10.1-17.0)	15.1 (10.9-19.4)	16.3 (11.4-21.3)
30-day	7.34 (6.40-8.42)	8.16 (7.11-9.38)	9.51 (8.26-11.0)	10.6 (9.17-12.3)	12.1 (10.1-14.3)	13.3 (10.8-15.9)	14.5 (11.4-17.6)	15.6 (11.8-19.5)	17.1 (12.4-21.9)	18.3 (12.9-23.7)
45-day	9.12 (8.01-10.4)	10.2 (8.94-11.6)	11.9 (10.4-13.6)	13.2 (11.5-15.1)	15.0 (12.5-17.5)	16.3 (13.3-19.3)	17.5 (13.9-21.2)	18.8 (14.2-23.2)	20.3 (14.8-25.6)	21.4 (15.2-27.5)
60-day	10.7 (9.42-12.1)	12.0 (10.6-13.6)	14.0 (12.3-15.9)	15.6 (13.7-17.8)	17.7 (14.8-20.4)	19.1 (15.7-22.5)	20.5 (16.3-24.6)	21.8 (16.6-26.7)	23.3 (17.1-29.3)	24.4 (17.4-31.3)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

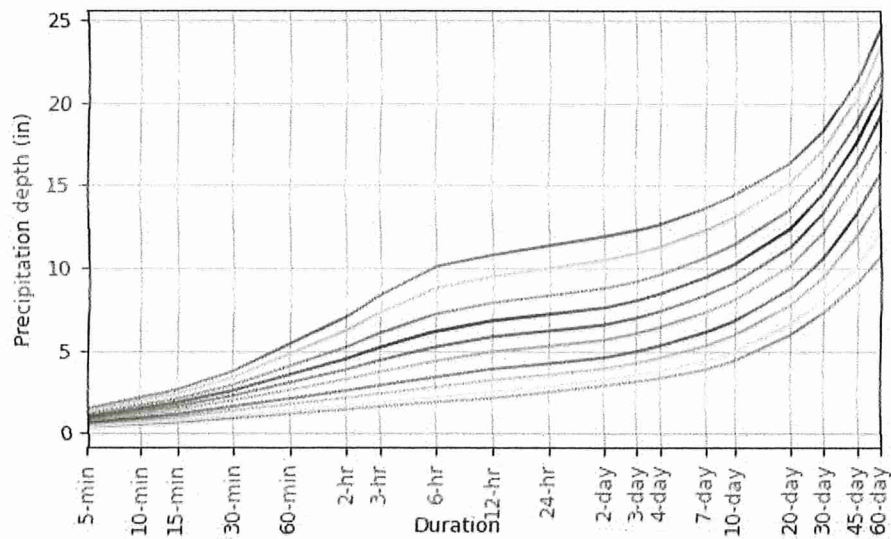
[Back to Top](#)

PF graphical

7.1045

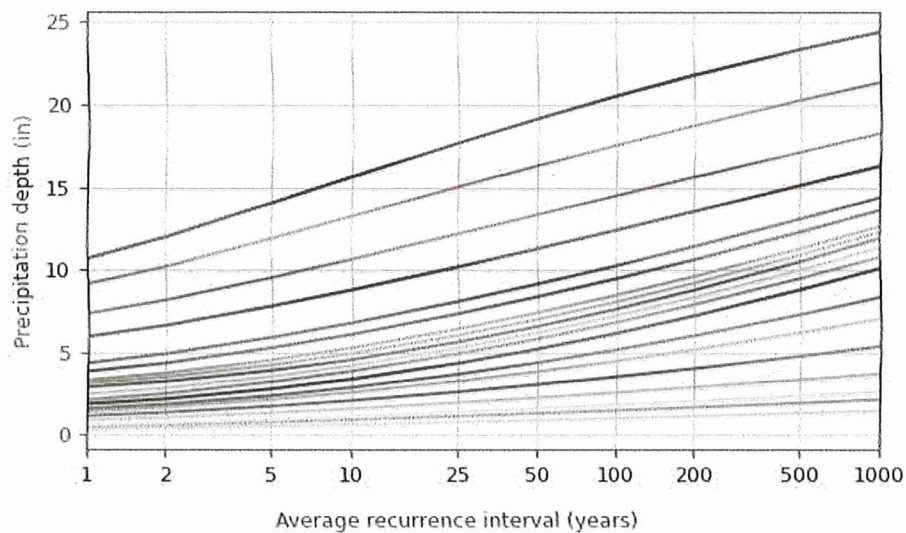
PDS-based depth-duration-frequency (DDF) curves

Latitude: 44.9220°, Longitude: -93.6969°



Average recurrence interval (years)

— 1
— 2
— 5
— 10
— 25
— 50
— 100
— 200
— 500
— 1000



Duration

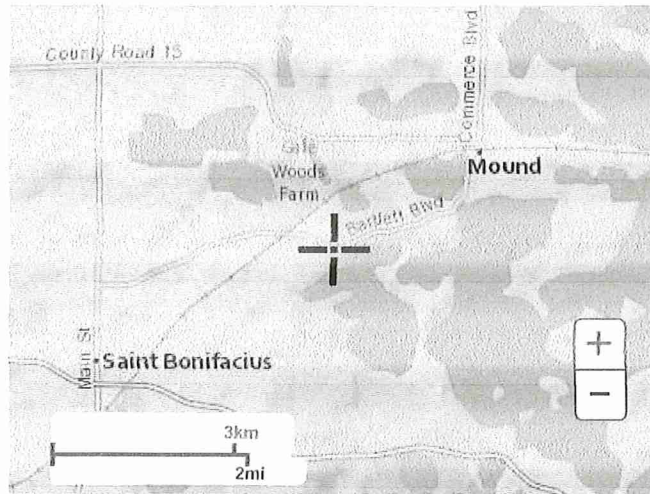
— 5-min — 2-day
— 10-min — 3-day
— 15-min — 4-day
— 30-min — 7-day
— 60-min — 10-day
— 2-hr — 20-day
— 3-hr — 30-day
— 6-hr — 45-day
— 12-hr — 60-day
— 24-hr

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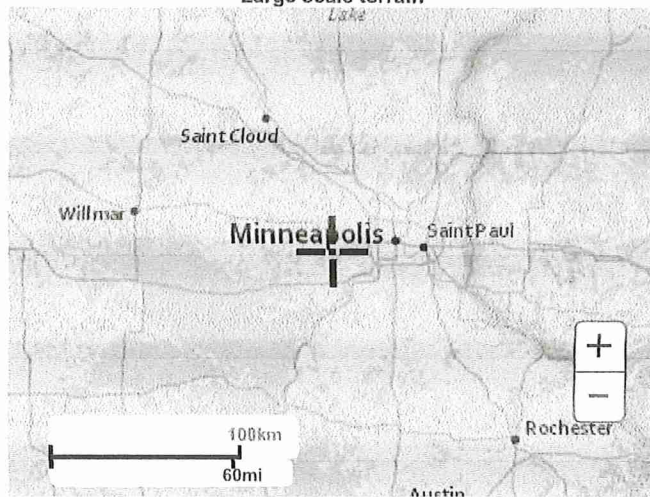
Maps & aeriels

Small scale terrain

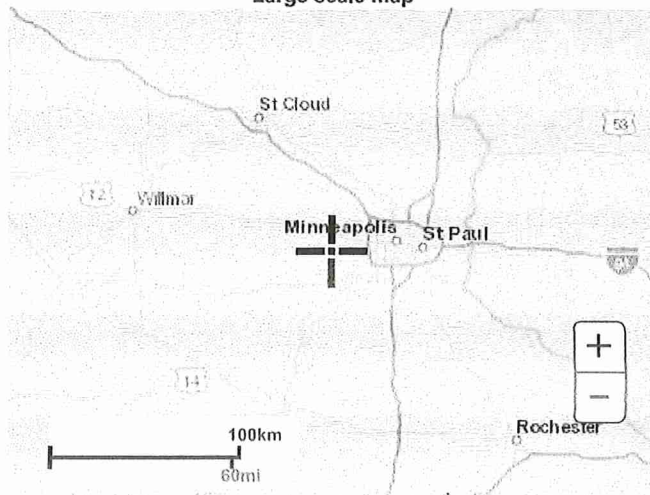
P. 2 of 5



Large scale terrain

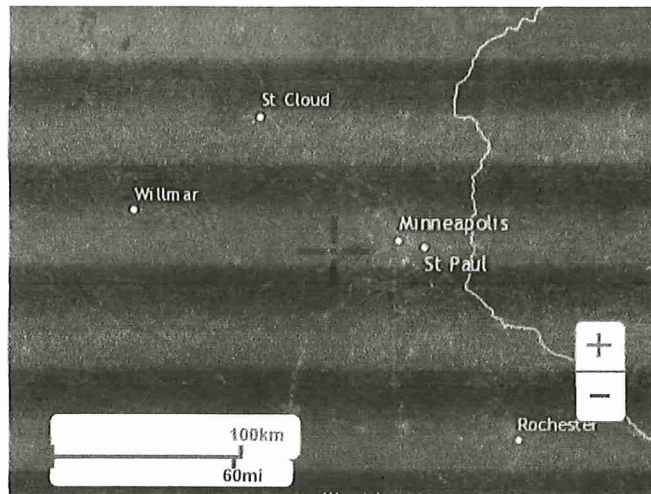


Large scale map



Large scale aerial

7.3 of 5



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[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

P. 4 of 5

Measure Area X

Planar Acres

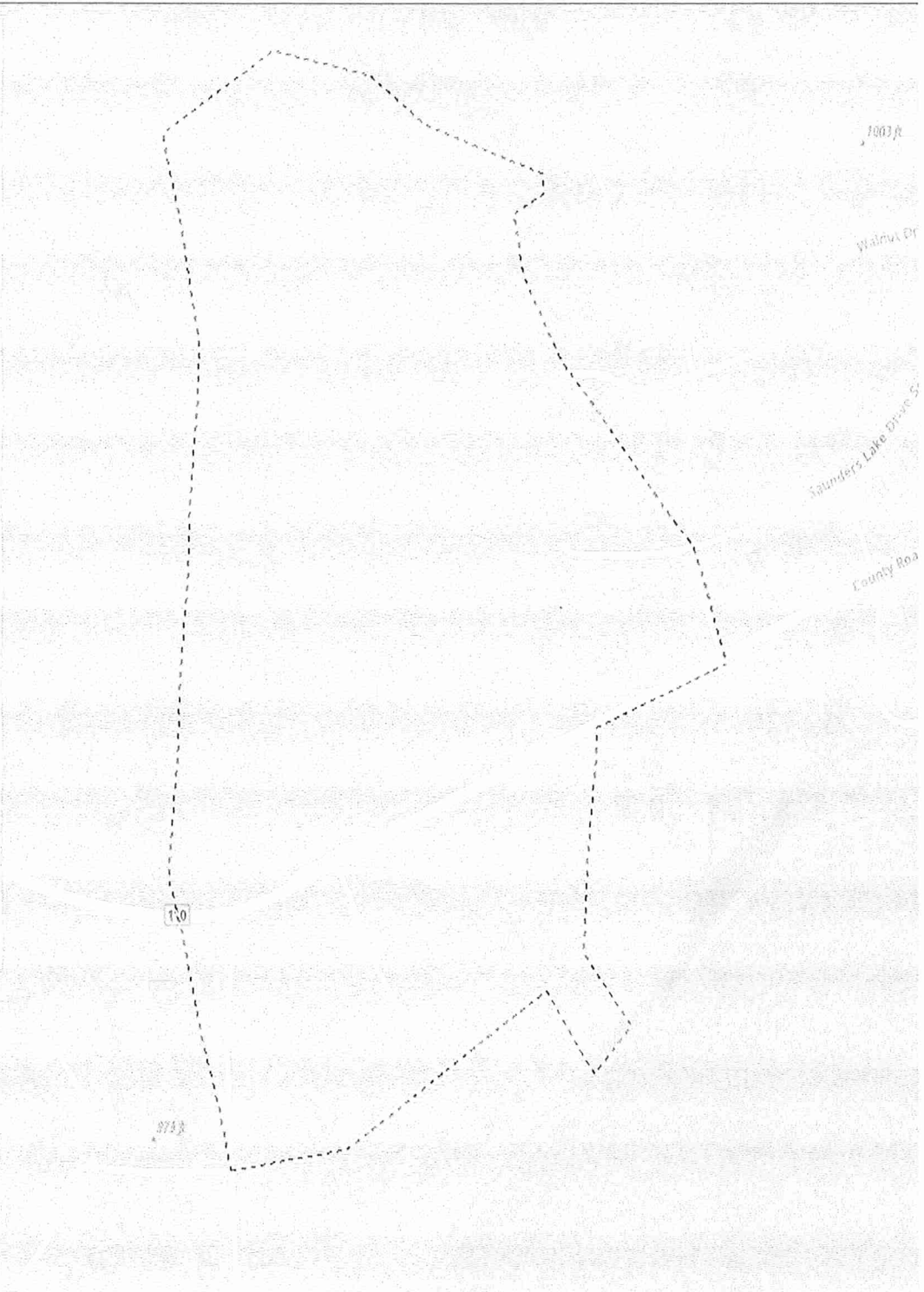
Result

Area

Area (ac)	Sum (ac)
115.96	115.96

Distance

Segment (ft)	Perimeter (ft)	Sum (ft)
459.18		
922.00		
318.52		
209.64		
301.86		
700.49		
547.93		
387.29		
765.23		
312.58		
196.05		
134.74		
62.16		
483.88		
264.04		
394.81		
497.79		
656.62		
1,677.89		
936.08	10,228.78	10,228.78



P 5015

RECEIVED

APR 21 2025

CITY OF
MINNETRISTA

*David S. & Jean F. Fasching
6705 Halstead Avenue
Minnetrista, MN 55364*

April 16, 2025

Minnetrista Planning Commission
Minnetrista City Hall
7701 County Road 110 W
Minnetrista, MN 55364

Subject: Supplemental Comments on Proposed Development – Stormwater and Shoreland Compliance

Dear Members of the Minnetrista Planning Commission,

Following our original letter regarding the proposed development at Halstead Avenue and Highway 110, we would like to provide supplemental information related to applicable Watershed and Shoreland District requirements.

As the proposed development lies within the jurisdiction of the Minnehaha Creek Watershed District (MCWD), it is subject to their Stormwater Management Rule, which mandates:

- Volume reduction to minimize runoff entering local water bodies
- Runoff rate control to prevent downstream flooding and erosion
- Water quality treatment to remove pollutants before discharge into surface waters

In addition, the City of Minnetrista's code and state Shoreland Management standards require:

- Limits on impervious surfaces (typically not exceeding 25% of the lot area)
- Proper stormwater outfall design with pollutant filtering measures
- Erosion control practices to stabilize disturbed soil and protect water quality

Given the impermeable clay soils in this area and the estimated 100 acres draining through the site, it is critical that the development's stormwater management plan fully complies with these regulations. Infiltration-based solutions are likely infeasible and inadequate given the soil conditions and scale of runoff.

We respectfully request that the Planning Commission ensure:

1. Full review by the MCWD prior to approval
2. Reduction in development density and impervious surface to align with Shoreland limits
3. A revised and realistic stormwater plan that includes adequate retention capacity and long-term environmental safeguards

Thank you for your continued consideration and for working to ensure development proceeds responsibly and in compliance with all regulatory standards.

Sincerely,



David S. and Jean F. Fasching
Halstead Avenue Residents

From: [Dave Kling](#)
To: [Nickolas Olson](#)
Subject: Halsted Estate Development
Date: Tuesday, April 22, 2025 12:50:56 PM

Nickolas Olson

This is in regards to our recent phone conversation, I brought up some concerns and some issues that I do not see addressed on the current PDF documentation that I downloaded from the Minnetrista website.

With regards to the civil plan documentation:

I do not see detailed information regarding the drainage system for the water collection ponds A, B and C. It appears that all three of these ponds will be interconnected to and use some type of underground water management system, but there's no detail on the pipe sizes or the pipe information itself (Elevations, flow rates, and maximum capacities). Draining from pond C (Elevation 977) to pond A (Elevation 958) and then to pond B (Elevation 952) and then I assume it will drain into Lake Minnetonka (Elevation 928). I would also like to have details on the path (above ground and below ground detail) where this would be draining into Lake Minnetonka.

The current civil plan shows the East/West Halstead Ave road to only have plans for the East side (East of the T) to be included for curbing, storm sewer, drainage, and resurfacing. I would hope that the entire East/West Halstead Ave road would be addressed and included in curbing, storm sewer, drainage, and a resurfacing plan.

I am also assuming city water access will be addressed and included in the entire East/West Halstead Ave road development plans.

I would hope that all concerns above will be addressed and included to make this development a truly comprehensive site development plan,

Other questions relative to development:

What is the Hard cover %

What are the single family home sizes and pricing?

What are the condo unit sizes and pricing?

What HOA management company is going to manage the properties?

In the event that the condos don't sell well, will they be converted to apartment rentals

similar to what happened to the Mist Condos in Spring Park, MN (on Lake Minnetonka)?

Best regards,

Dave Kling
6715 Halstead Ave
Minnetrista, MN 55364

From: [Dave Fasching](#)
To: [Nickolas Olson](#)
Subject: Fwd: Follow-up on Halstead Estates Development - Stormwater and Environmental Compliance Concerns
Attachment: Halsted_Stormwater_Concerns_Fasching.pdf
Date: Tuesday, April 29, 2025 4:47:49 AM
Attachments: [Halsted_Stormwater_Concerns_Fasching.pdf](#)

Hi Nic,
Please distribute this as well to the Planning Commission.
Thanks,
Dave Fasching

Sent from my iPhone

Begin forwarded message:

From: Dave Fasching <dfaschi1@yahoo.com>
Date: April 29, 2025 at 4:03:20 AM CDT
To: acouture@minnehahacreek.org
Cc: Jean Fasching <Jean.fasching@yahoo.com>, nolson@ci.minnetrista.mn.us
Subject: Follow-up on Halstead Estates Development - Stormwater and Environmental Compliance Concerns Attachment: Halsted_Stormwater_Concerns_Fasching.pdf

Dear Ms. Couture,

Thank you for your April 22nd letter to the City of Minnetrista regarding the preliminary plat review for the proposed Halsted Estates development at 6701 County Road 110W. As nearby residents of Halstead Avenue, we appreciate the Watershed District's detailed assessment and are submitting the attached letter to support and expand upon the concerns outlined in your review.

We especially support the District's enforcement of the Stormwater Management and Erosion Control rules, as well as attention to floodplain integrity and infiltration feasibility. Our comments highlight the challenges of stormwater infiltration due to the area's clay soils, the significant drainage from 100 acres of land north of the development site, and the likelihood of

inadequate infrastructure under the current design.

We respectfully request that the MCWD ensure thorough review of the stormwater management plan and consider reducing development density to meet Shoreland and watershed requirements. Our full comments and supporting references are detailed in the attached PDF.

Thank you for your continued commitment to responsible watershed management. Please let us know if further information would be helpful.

Sincerely,

David S. and Jean F. Fasching

6705 Halstead Avenue Residents

612-209-8954

Sent from my iPhone

From: [Dave Fasching](#)
To: [Nickolas Olson](#)
Cc: [Jean Fasching](#)
Subject: Fwd: Opposition to Halsted Estates Development – Density, Stormwater, and Public Impact Concerns
Date: Monday, May 12, 2025 9:59:39 AM

Hi Nic,
Please share these concerns regarding the Mound portion of the Halsted Bay Estates proposal with the Minnetrista Planning Commission.
Best,
Dave and Jean Fasching
Sent from my iPhone

Begin forwarded message:

From: Dave Fasching <dfaschi1@yahoo.com>
Date: May 11, 2025 at 10:36:41 AM CDT
To: Sarahsmith@cityofmound.com
Subject: Opposition to Halsted Estates Development – Density, Stormwater, and Public Impact Concerns

Dear Members of the Mound Planning Commission,

We are writing to express our strong opposition to the magnitude of the proposed Halsted Estates development currently under your consideration. This project as proposed poses multiple environmental, infrastructural, and legal concerns that conflict with the City of Mound's Comprehensive Plan, zoning ordinances, and long-term public interests—particularly given its location in the Shoreland Overlay District adjacent to Lake Minnetonka.

1. Stormwater and Watershed Impacts

The development site lies directly downstream of approximately 100 acres of land to the north, which naturally drains through this parcel toward Halstead Bay. The proposed addition of impervious surfaces—roads, rooftops, driveways—will significantly increase the volume and velocity of stormwater runoff. Without stringent, enforceable stormwater controls, this will lead to flooding, shoreline erosion, and degradation of water

quality.

This violates key standards of the Minnehaha Creek Watershed District (MCWD) and Minnesota Pollution Control Agency (MPCA), which require best management practices, permanent volume control, and non-degradation of public waters under NPDES and MS4 stormwater permitting rules.

2. Excessive Density and Zoning Conflicts

The proposed 26-unit layout—including duplexes and closely spaced single-family homes—appears to exceed the allowable density under the existing zoning designation and the City of Mound 2040 Comprehensive Plan. The project's location in the Shoreland District further restricts lot coverage and impervious surface ratios. Any rezoning or conditional use permits to enable this project would represent a sharp departure from the city's adopted planning vision and precedent with no public benefit.

3. Infrastructure and Public Service Deficits

Higher population density in this area will impose burdens on infrastructure that was not designed for such use. Concerns include:

- Road congestion and wear from increased vehicle traffic;
- Limited potable water capacity and potential future costs of extending service;
- Overloaded sanitary sewer and stormwater systems;
- Strain on emergency response and city maintenance services.

These deficits would create long-term public costs and liabilities while the developer walks away with the short-term profit.

4. Environmental and Community Character

The proposed development would dramatically alter the rural, low-density character of the surrounding area and permanently disrupt the ecological balance of a sensitive lakeside zone. The Minnesota Environmental Rights Act and City Code Section 1290 – Shoreland Overlay District emphasize the duty to preserve natural features and prevent cumulative adverse effects—goals this development does not meet.

Conclusion

This proposal is a high-density, high-impact outlier that provides no clear benefit to the public and would impose lasting damage to infrastructure, the environment, and our community character.

We respectfully urge the Planning Commission to:

- Deny approval without material reduction in density of 50% or more of the development as proposed;
- Reject any rezoning or conditional use permits that increase density beyond what current zoning and the Comprehensive Plan permit;
- Protect the public's long-term interest by enforcing watershed, environmental, and land use regulations.

Thank you for your time, service, and careful consideration of these concerns.

Sincerely,

David and Jean Fasching

6705 Halstead Avenue

Minnetrista, MN 55364

Phone: 622-209-8954

Email: dfaschi1@yahoo.com

Sent from my iPhone

From: [Dave Fasching](#)
To: [Nickolas Olson](#)
Subject: Fwd: Public Comment – Stormwater & Shoreland Concerns: Halstead Bay Estates Preliminary Plat (ML No. 25008) Attachment: Halsted_Stormwater_Concerns_Fasching.pdf
Date: Tuesday, April 29, 2025 4:46:37 AM
Attachments: [Halsted Stormwater Concerns Fasching.pdf](#)

Hi Nic,
Please distribute this to the Planning Commission.
Best,
Dave Fasching

Sent from my iPhone

Begin forwarded message:

From: Dave Fasching <dfaschi1@yahoo.com>
Date: April 29, 2025 at 4:35:17 AM CDT
To: afauske@wsbeng.com
Cc: nolson@ci.minnetrista.mn.us, Jean Fasching <Jean.fasching@yahoo.com>
Subject: Public Comment – Stormwater & Shoreland Concerns: Halstead Bay Estates Preliminary Plat (ML No. 25008) Attachment: Halsted_Stormwater_Concerns_Fasching.pdf

Dear Ms. Fauske,

Thank you for your April 23, 2025, review of the Halstead Bay Estates Preliminary Plat on behalf of the City of Minnetrista. As nearby residents of Halstead Avenue, we are submitting the attached letter to support and expand upon the stormwater and Shoreland-related concerns detailed in your memo.

In particular, we appreciate your identification of critical deficiencies in the current Stormwater Report, including:

- Exclusion of the 16 single-family lots from the plan,
- Inconsistencies in impervious area data,
- Unrealistic reliance on infiltration in clay soils,
- And failure to account for upstream drainage through the site.

Our letter further emphasizes these issues and highlights the broader environmental implications of proceeding without a fully compliant and functional stormwater design. We respectfully request that your team continue to require full conformance with Minnetrista City Code 1600.03 and all relevant watershed regulations before the project advances.

Thank you for your technical leadership and ongoing commitment to protecting our community and water resources.

Sincerely,

David S. and Jean F. Fasching

6705 Halstead Avenue Residents

Dfaschi1@Yahoo.com

612-209-8954

Sent from my iPhone

From: [Dave Fasching](#)
To: duncanson@state.mn.us; scott.fox@state.mn.us
Cc: [Nickolas Olson](#); [Jean Fasching](#)
Subject: Public Comment – Stormwater and Shoreland Compliance Concerns: Halstead Bay Estates, Minnetrista (ML No. 25008) Attachment: Halsted_Stormwater_Concerns_Fasching.pdf
Date: Tuesday, April 29, 2025 12:03:32 PM
Attachments: [Halsted_Stormwater_Concerns_Fasching.pdf](#)

Dear Mr. Duncanson and Mr. Fox,

We are writing as residents of Halstead Avenue in Minnetrista to submit the attached public comment regarding the proposed Halstead Bay Estates development (ML No. 25008), which is currently under review by the City of Minnetrista.

Our concerns relate to several apparent deficiencies in the stormwater management planning for this project that may violate both local ordinance and MPCA post-construction stormwater requirements. These include:

- The omission of 16 single-family residential lots from the current Stormwater Report, despite their inclusion in the preliminary plat and the total project size exceeding one acre,
- Unrealistic reliance on infiltration in predominantly clay soils, which undermines the feasibility of proposed BMPs,
- A lack of planning for significant off-site drainage (estimated at ~100 acres) that flows through the development site, and
- Potential risk of untreated discharge into a nearby protected waterbody within the Shoreland District.

Given these issues, we respectfully request MPCA's review of this project to ensure full compliance with NPDES permitting standards, post-construction BMP requirements, and coordination with the Minnehaha Creek Watershed District and the City of Minnetrista.

Thank you for your attention to this matter and your continued efforts to protect Minnesota's water resources through responsible stormwater oversight.

Sincerely,

David S. and Jean F. Fasching

6705 Halstead Avenue Residents

Dfaschi1@yahoo.com

612-209-8954

Sent from my iPhone

From: [Dave Fasching](#)
To: [Nickolas Olson](#)
Cc: [Jean Fasching](#)
Subject: Request to Reduce Density in Halsted Estates Development – Shoreland Protection, Stormwater Realities, and Design Leadership
Date: Tuesday, May 13, 2025 9:02:41 AM

Dear Members of the Minnetrista Planning Commission,

We are writing to respectfully urge the Commission to scale back the proposed density in the Halsted Estates development. While we recognize the architectural merit of the proposed design and understand that there may be enthusiasm for the project's aesthetics, we believe that true design leadership involves aligning visual appeal with environmental, zoning, and community-based responsibilities—especially in a setting as sensitive as this one.

1. Talented Design Should Deliver a Better, Lower-Density Solution

The architectural quality of the project is apparent, and we commend the City for engaging with professionals capable of such work. But talent should be a tool for solving problems, not just packaging intensity. We believe this is the ideal opportunity to challenge the architect and development team to return with a lower-density plan that preserves neighborhood character, respects ecological constraints, and better serves the public interest.

A well-designed plan that lowers density, limits impervious surface, and integrates natural stormwater features would be a showcase for Minnetrista—not only for its style but for its substance.

2. Stormwater “Improvement” Narrative Misrepresents the Status Quo

An emerging theme in discussions around this project is that the proposed stormwater systems will “improve” runoff management. We want to correct that impression.

The current, undeveloped property already performs a critical

environmental function: it holds, slows, and filters drainage from over 100 acres to the north before that water reaches Halstead Bay. This is not an unmanaged site—it is a natural retention system. It is misleading to suggest that engineered runoff infrastructure will be an upgrade. In reality, replacing a vegetated, absorptive system with piping and detention basins will increase the speed and volume of discharge, eliminating the filtration, cooling, and infiltration benefits of the existing landscape.

This shift places downstream water quality and flood risk in jeopardy—contradicting the purpose of Minnetrista’s Shoreland Overlay District (§520.07), the MCWD’s volume control standards, and MPCA non-degradation policies.

3. Density Conflicts with City Vision and Ordinances

The current plan includes tightly packed single-family homes and duplexes in a shoreland-regulated area designated for low-density development. It appears to exceed what is permissible under current zoning and is inconsistent with the Minnetrista 2040 Comprehensive Plan, which emphasizes:

- Preservation of rural and ecological character;
- Protection of water resources;
- Compatibility with surrounding land uses.

If approved at this scale, the project would effectively rezone by variance—without a community-driven, policy-grounded process.

4. Public Burden for Private Benefit

This density will lead to long-term public costs: road maintenance, water and sewer expansion, emergency service demand, and lake quality mitigation. Meanwhile, the project benefits a private entity and shifts future burdens to the taxpayers and residents.

Request

We respectfully ask the Planning Commission to:

- Reject the current density as incompatible with Shoreland regulations and the 2040 Plan;
- Encourage a revised design that reduces unit count, limits impervious coverage, and better aligns with neighborhood scale;
- Request a formal Environmental Assessment Worksheet (EAW) to assess cumulative stormwater, lake, and infrastructure impacts;
- Expect more—not less—from a project with strong design leadership.

Thank you for your attention and your stewardship of our shared landscape and community future.

Sincerely,

David and Jean Fasching

6705 Halstead Avenue

Minnetrista, MN 55364

Phone: 612-209-8954

Email: dfaschi1@yahoo.com

RESOLUTION NO. 70-25

CITY OF MINNETRISTA

**RESOLUTION GRANTING PRELIMINARY APPROVAL
OF THE PLAT OF NORTH POINTE AT HALSTED BAY**

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City has adopted a zoning ordinance and subdivision regulations to promote the orderly, economic and safe development and utilization of land; and

WHEREAS, Jim Koch (the “Applicant”) has proposed a multi-family residential development on the land legally described in Exhibit A attached hereto (the “Property”); and

WHEREAS, the Applicant has received approval of a conditional rezoning of the Property; and

WHEREAS, the Applicant has applied for preliminary approval to plat the Property as North Pointe at Halsted Bay; and

WHEREAS, after due notice as required by law, a public hearing on the preliminary plat was held before the City’s planning commission on April 28, 2025 and continued until July 28, 2025; and

WHEREAS, the planning commission, after consideration of the staff report and other written materials included in its packet and the testimony delivered at the public hearing, voted to recommend that the city council approve the preliminary plat of North Pointe at Halsted Bay, subject to certain terms and conditions.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the city of Minnetrista, Minnesota that preliminary approval of the plat of North Pointe at Halsted Bay is hereby granted to the Applicant in accordance with the preliminary plat prepared by Bogart, Pederson & Associates, Inc. last dated June 30, 2025 and development plans prepared by Stark Engineering dated July 18, 2025, subject to the following terms and conditions:

1. The Applicant shall satisfy all comments within the City Engineer's review memorandum dated July 22, 2025 prior to final plat approval;
2. The preliminary plat is subject to Minnesota State Fire code and review by the Chief of the Mound Fire Department;
3. The Applicant shall submit a set of model homes for review of conformance with the City's architectural guidelines with the final plat application;
4. The Applicant shall contribute a warning siren fee of \$64/unit at the time of final plat;
5. The Applicant shall submit an appraisal at their cost for fair market value of the Properties being developed. A park dedication fee in the amount of 15% of the appraised value, as agreed upon by the City Council, of the land shall be paid at the time of final plat. The City Council reserves the right to require their own appraisal at the expense of the Applicant if necessary to determine fair market value;
6. A sewer area charge of \$2,400/acre above the ordinary high water mark at the time of final plat;
7. A water area charge of \$13,000/acre above the ordinary high water mark at the time of final plat;
8. The Applicant shall provide a full tree inventory for all the Properties and include a tabulation of the trees to remain and trees to be removed in caliper inches. A landscaping plan shall also be provided which shows all the trees to be planted on the Properties and a tabulation in caliper inches. Any removal above the allowed 30% of the total caliper inches shall either be replaced on site or a fee of \$100/caliper inch shall be paid at the time of final plat approval;
9. The Applicant shall comply with all of the rules, regulations, and permitting requirements of Hennepin County, MCWD, and all other public agencies with jurisdiction over the Properties;
10. All utilities for the proposed development shall be located underground;
11. Standard drainage and utility easements shall be provided around the boundaries of all lots and wetlands;
12. Lawn and landscape irrigation systems within the development cannot be connected to city water per Section 500.31 Subd. 4 of City Code. The lawn and landscape irrigation needs of the development shall be served by the installation of a separate irrigation system supply pipes connected to the storm water ponds;
13. A developer's agreement must be executed before the final plat will go to the City Council;
14. A stormwater tax district shall be established for all property included within the plat;
15. A maintenance agreement and easement shall be required for all pervious paver areas within the development;
16. The Applicant shall be responsible for public improvements associated with the project as well as improving Halstead Avenue that runs east-west and including a water main along the entire street;
17. The Applicant shall establish a homeowner's association for all the property included with the proposed plat;
18. The Applicant shall provide title evidence satisfactory to the City Attorney prior to final plat approval;
19. Payment of all associated preliminary plat review fees shall be received by the City prior to acceptance of a final plat application; and

20. The Applicant shall submit a completed application for final plat within one hundred eighty (180) days of date of adoption of resolution by the City Council.

This resolution was adopted by the City Council of the City of Minnetrista on the 4th day of August, 2025 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Legal Description of Property

The Property is legally described as follows:

[to be completed]