Permit Application Review

Permit No. 2021-143
Received complete: February 17, 2022

Applicant:	Josh Brandsted; Greco Properties, LLC.
Consultant:	David Bade; Westwood Professional Services, Inc.
Project:	Blue Stem North Multi-family Residential Housing
Location:	6901 Flying Cloud Drive: Eden Prairie
Rule(s):	3, 4 and 5
Reviewer(s):	LLH/BCO

General Background & Comments

The applicant proposes the redevelopment of the site, 6901 Flying Cloud Dr, located in the northeast quadrant of Flying Cloud Drive and W. 70th Street in Eden Prairie. Currently, the 15.2-acre site is occupied by portions of building foundations.

The project proposes the following:

- demolition and removal of the existing portions of building foundations, and concrete and bituminous pavement constructed under NMCWD Permit #2006-021
- site clearing and grading
- construction of a 82,500-square foot multi-story residential housing building with one level of underground parking, and a 57,200-square foot multi-story residential housing building with one level of underground parking
- construction of an access drive serving the two building entrances, and fire access roads
- site improvements including concrete sidewalks, landscaping, utilities, retaining walls, a pool and a pool deck, and walking trails
- construction of an underground stormwater management facility (UGSWMF)

In 2006, a Nine Mile Creek Watershed District (NMCWD) permit application and plans for the construction of Liberty Plaza were submitted and approved under Permit #2006-021. Development of Liberty Plaza began in 2007 and included demolition of the existing bituminous pavement parking lot on the site and construction of portions of the building foundations prior to the project being halted and abandoned. Review of the proposed project in conformance with the current stormwater management requirements requires review with regard to the “last major use” of the site. The existing conditions, or “last major use” of the site, includes site elements (i.e. parking lot) prior to partial development of Liberty Plaza.

The project site information is:

- Total Site Area: 15.24 acres

- Disturbed Area: 6.66 acres
- Existing Site Impervious Area: 3.04 acres (last major use of site, pre-2007 partial development of Liberty Plaza)
- Proposed Site Impervious Area: 4.68 acres
- Increase in Impervious Area: 1.64 acres (53.9% increase in impervious area)

The district's requirements for both stormwater management and erosion and sediment control apply to the project because more than 50 cubic yards of material will be disturbed and 5,000 square feet or more of surface area is altered, Rules 4.2.1a and b and 5.2.1a and b.

Exhibits

1. Permit Application dated October 25, 2021.
2. Plans dated October 6, 2021, with the most recent revision dated February 17, 2021, prepared by Westwood Professional Services, Inc.
3. Stormwater Management Report dated August 23, 2021, revised October 5, 2021, December 1, 2021, December 17, 2021, and January 27, 2022, prepared by Westwood Professional Services, Inc.
4. Electronic P8 model files received December 2, 2021, prepared by Westwood Professional Services, Inc.
5. Electronic HydroCAD model files received December 2, 2021, February 7, 2022, and February 17, 2022, prepared by Westwood Professional Services, Inc.
6. Geotechnical Evaluation Report dated September 30, 2021, prepared by Braun Intertec.
7. Minnesota Routine Assessment Method (MnRAM) wetland data dated July 13, 2021, prepared by Westwood Professional Services, Inc.
8. Wetland Delineation Report for Liberty Plaza Project dated October 7, 2019, prepared by Westwood Professional Services, Inc.
9. NMCWD Notice of Decision dated October 22, 2019.
10. Email correspondence dated November 18, 2021, outlining fourteen items required for the application to be considered complete.

An Environmental Assessment Worksheet (EAW) was required for the project. The City of Eden Prairie, being the Regulatory Governmental Unit (RGU) reviewing the completeness of the EAW, determined the EAW complete and approved the EAW on February 8, 2022. The application with the submittal items above is complete.

3.0 Wetlands Management

The District's Wetland Management Rule 3.0 applies to the project because three onsite wetlands, 01-34-F, 01-34-A and 01-34-H/G, as identified in the City of Eden Prairie (City) wetland inventory, are downgradient from the project's land-disturbing activities and a permit under District Rule 4.0 is required (Rule 3.4). Wetlands 01-34-A and 01-34-H/G include wetland replacement areas that provided mitigation required for previous wetland impacts.

Wetland impacts proposed under previously permitted work (Permit #2006-21) and onsite wetland replacement areas approved in 2007 were completed and certified as compliant with WCA requirements in 2012. No disturbances within the wetlands or wetland replacement areas are proposed by the current project, Permit #2021-143.

The district is the Local Government Unit (LGU) responsible for administering the Wetland Conservation Act (WCA) in Eden Prairie. A wetland boundary determination was completed on August 13, 2019, for the Liberty Plaza Project area, a 47.7-acre area that included the three wetlands on the Blue Stem site. The wetland delineation report dated October 7, 2019, prepared by Westwood Professional Services, Inc. indicates that during the August 13, 2019, delineation, a portion of the Liberty Plaza Project area was inaccessible due to construction of the Southwest Light Rail Transit (SWLRT) project. To determine the wetland boundaries within the inaccessible portions of the Liberty Plaza site, 2007 and 2013 wetland delineations provided by the City were used for the updated wetland boundary determinations. A Technical Evaluation Panel (TEP), convened on September 13, 2019 and reviewed the wetland boundaries in the field. A TEP was reconvened on October 4, 2019. A WCA Notice of Decision approving the wetland boundaries and type determinations was issued on October 22, 2019. Documentation on the location of the three wetland boundaries onsite has been provided for the purpose of assessing buffer width criteria in accordance with Rule 3.4.1.

Westwood Professional Services, Inc. submitted MnRAM Assessment Results dated July 13, 2021, for the three onsite wetlands. Separate MnRAM data was prepared and submitted for the wetland replacement areas. Based on the comparison of the function and values presented in Appendix 3b of the district's Rules, the NMCWD wetland rating for the wetlands and replacement areas are classified as:

Wetland (City ID)	NMCWD Wetland Rating (Value)	Replacement Area Value
01-34-F	Medium	N/A – No Replacement Area
01-34-A	Medium	High
01-34-H/G	Medium	High

The district agrees with the MnRAM results and value determinations. A medium value wetland requires a 20-foot minimum and 40-foot average buffer width, and a high value wetland requires a 30-foot minimum and 60-foot average buffer width in accordance with Rules 3.4.1a and b.

As previously stated, because wetland impacts are not proposed by the activities of Permit #2021-143, wetland buffers are required on the portion of the wetlands downgradient from the land-disturbing activities. However, as shown on the plans, a buffer area is provided around the entirety of the wetland boundaries on property owned by the applicant in compliance with Rule 3.4.4. The table below summarizes the wetland buffer requirements in accordance with Rule 3.4.1 and the buffer areas provided.

Wetland (City ID)	Required Buffer Area for Wetland and Wetland Replacement Areas (square feet)	Provided Buffer Area for Wetland and Wetland Replacement Areas (square feet)
01-34-F	15,502	17,222
01-34-A	87,796	87,899
01-34-H/G	22,335	23,412

As shown on the plans, the required minimum and average buffer areas on the portions of the wetlands downgradient from activities are met. The buffer area is taken to the property boundary, as permitted by buffer width averaging methodology outlined in Rule 3.4.1. Walking trails designed for nonmotorized use are located within the proposed buffers, in compliance with Rule 3.4.6.

In accordance with Rule 3.4.5, buffer markers at the edges of the buffer area are required. Subsection 3.4.7 requires the maintenance of the wetland buffer by the applicant. A maintenance plan is required and must be recorded on the title to the property.

4.0 Stormwater Management

The district's requirements for stormwater management apply to the project because more than 50 cubic yards of material will be disturbed and 5,000 square feet or more of surface area is altered, Rules 4.2.1a and b.

The NMCWD's Rule for Redevelopment, Rule 4.2.3, states, if a proposed activity will disturb more than 50% of the existing impervious surface on the site or will increase the site imperviousness by more than 50%, stormwater management will apply to the entire project site. Otherwise, the stormwater requirements will apply only to the disturbed, replaced and net additional impervious surface on the project site. Since the proposed Liberty Plaza project (Permit #2006-021) disturbed the entire last major use of the site (100% of the existing conditions impervious surface disturbed), stormwater management is required for the entire site, including the 4.68 acres (203,774 square feet) of impervious surface.

Stormwater management for compliance with Rules 4.3.1a, b and c will be provided by an UGSWMF.

Rule 4.3.1b requires the 2-, 10-, and 100-year post development peak runoff rates be equal to or less than the existing discharge rates at all points where stormwater leaves the site. The applicant used a HydroCAD hydrologic model to simulate runoff rates at all collection points where stormwater discharge leaves the site. The existing and proposed 2-, 10- and 100-year frequency discharges from the site are:

Existing Conditions			
Modeled Discharge Location	2-year (c.f.s.)	10- year (c.f.s.)	100-year (c.f.s.)
To Wetland 01-34-H/G (Ultimately conveying stormwater to W 70th St)	4.2	7.8	13.0
To Flying Cloud Drive	2.3	4.3	8.9
Total	6.5	12.1	21.9

Proposed Conditions			
Modeled Discharge Location	2-year (c.f.s.)	10- year (c.f.s.)	100- year (c.f.s.)
To Wetland 01-34-H/G (Ultimately conveying stormwater to W 70th St)	3.9	7.6	12.4
To Flying Cloud Drive	1.9	3.8	8.0
Total	5.8	11.4	20.4

Rule 4.3.1b is met.

The Braun Intertec geotechnical report identifies the underlying soil within the area of the UGSWMF as silty-sand (SM) underlain by poorly graded with silt (SP-SM). An infiltration rate of 0.8 inches per hour has been used for design, using infiltration rates identified in the Minnesota Storm Water Manual.

A retention volume of 18,679 cubic feet is required from the 203,774 square feet of proposed site impervious area. A retention volume of 18,886 cubic feet is proposed to be provided (18,679 cubic feet required) with an infiltration area of 8,662 square feet (5,837 square feet required). With an area of 8,662 square feet, the volume retention is drawn down within 33-hours, complying with Rule 4.3.1a (ii).

The district's water quality criterion requires a 60% annual removal efficiency for total phosphorus (TP) and 90% annual removal efficiency for total suspended solids (TSS). The results of a P8 model provided show that the UGSWMF will provide an annual removal efficiency of 98.5% for TSS (2,812 lbs.) and an annual removal efficiency of 93.3% for TP (9.3 lbs.). Rule 4.3.1c is met.

Rule 4.5.4d (i) requires three feet of separation between the bottom of an infiltration facility and groundwater. The soil boring logs indicate that groundwater was encountered between elevations 855 +/- M.S.L. and 859 +/- M.S.L. The following table provides a comparison of the bottom elevation of the UGSWMF in relation to groundwater.

Proposed Stormwater Management Facility	Bottom Elevation of UGSWMF M.S.L.	Groundwater Elevation (ST-201) M.S.L.	Separation Provided (feet)
UGSWMF	862.5	858.6*	3.9

*Highest observed groundwater elevation near proposed UGSWMF

The required three (3) feet of separation is provided between the bottom of an infiltration area and groundwater.

Rule 4.3.3 states that all new and reconstructed buildings must be constructed such that the low floor is at least two feet above the 100-year high-water elevation or one foot above the emergency overflow of a constructed facility. Additionally, Rule 4.3.3 states that all new and reconstructed buildings must be constructed such that no opening where surface flow can enter the structure is less than two feet above the 100-year high-water elevation of an adjacent facility. The low floor and low opening elevations of the proposed multi-family residential

buildings in relation to the proposed UGSWMF 100-year high-water elevation is summarized in the table below.

Proposed Building	100-year Frequency Flood Elevation of UGSWMF (M.S.L.)	Low Floor Elevation of Proposed Building (M.S.L.)	Low Floor Separation Provided (feet)	Low Opening Elevation of Proposed Building Adjacent to UGSWMF (M.S.L.)	Low Opening Separation Provided (feet)
Building 1 (North)	869.1	863.0[1]	-6.1[2]	874.0	4.9
Building 2 (South)	869.1	863.0[1]	-6.1[2]	874.0	4.9

[1]Underground parking garage
[2]NMCWD Appendix 4a analysis required

Appendix 4a as described in Rule 4.3.3a was utilized to determine compliance with the low floor elevation requirement for the proposed buildings. For Building 1, using Plot 5 of Appendix 4a, with groundwater observed at elevation 858.6 M.S.L. and a distance of 16 feet shown to be provided between the building and the UGSWMF, a minimum permissible depth of 3.3 feet must be provided from the low floor elevation to groundwater (4.4 feet provided).

For Building 2, again using Plot 5 of Appendix 4a, with groundwater observed at elevation 858.6 M.S.L. and a distance of 46 feet shown to be provided between the building and the UGSWMF, a minimum permissible depth of 2.2 feet must be provided from the low floor elevation to groundwater (4.4 feet provided).

Rule 4.3.3 also states that all new and reconstructed buildings must be constructed such that the low floor is at least two feet above the 100-year high-water elevation or one foot above the natural overflow of a waterbody.

The low floor and low opening elevations of the proposed buildings in relation to the wetlands' 100-year high-water elevations are summarized in the table below.

Wetland (City ID)	100-year Frequency Flood Elevation of Wetland (M.S.L.)	Low Floor Elevation of Proposed Buildings 1 & 2 (M.S.L.)	Low Floor Separation Provided (feet)	Low Opening Elevation of Proposed Buildings 1 & 2 - Adjacent to Wetlands (M.S.L.)	Low Opening Separation Provided (feet)
01-34-F	861.7[1]	863.0	1.3[3]	863.8 (Bldg 2)	2.1
01-34-A	858.8[2]	863.0	4.2	874.0 (Bldgs 1 & 2)	15.2
01-34-H/G	859.7[2]	863.0	3.3	874.0 (Bldgs 1 & 2)	14.3

[1]Based on modeling provided by the applicant
[2]Based on the District's XPSWMM model
[3]NMCWD Appendix 4a analysis required

Rule 4.3.3a states all structures riparian to inundation areas or constructed or natural stormwater management facilities must be located at elevations set according to Appendix 4a. Appendix 4a as described in Rule 4.3.3a was utilized to determine compliance with the low floor elevation requirement for Building 2 in relation to wetland 01-34-F (see table above). For

Building 2, using Plot 5 of Appendix 4a, with the highest groundwater observed at elevation 858.6 M.S.L. and a distance of 5 feet shown to be provided between the building and the 100-year high-water elevation of wetland 01-34-F, a minimum permissible depth of 2.0 feet must be provided from the low floor elevation to groundwater (4.4 feet provided). Additionally, the low floor elevation (863.0 M.S.L.) will be constructed 1.1 feet above the overflow of the wetland (861.9 M.S.L.) in accordance with Rule 4.3.3 (1 foot required).

The project is in conformance with Rule 4.3.3 criteria.

In accordance with Rule 4.3.1a (i), where infiltration or filtration facilities, practices or systems are proposed, pre-treatment of runoff must be provided. Sump manholes will provide the required pretreatment of runoff prior to discharging to the UGSWMF, complying with Rule 4.3.1a (i).

In accordance with Rule 4.3.4, a post-project chloride management plan must be provided that will, 1) designate an individual authorized to implement the chloride-use plan and 2) designate a MPCA certified salt applicator engaged in the implementation of the chloride-use plan for the site.

5.0 Erosion and Sediment Control

The district's requirements for erosion and sediment control apply to the project because more than 50 cubic yards of material will be disturbed and 5,000 square feet or more of surface area is altered, Rules 5.2.1a and b.

The erosion control plan prepared by Westwood Professional Services, Inc. includes installation of silt fence, a stabilized rock construction entrance and storm sewer inlet protection.

The contractor for the project will need to designate a contact who will remain liable to the district for performance under the District's Erosion and Sediment Control Rule 5.0, in accordance with subsection 5.4.1e. NMCWD must be notified if the responsible individual changes during the permit term.

11.0 Fees

Fees for the project are:

Rules 4.0-5.0	$3,000

12.0 Financial Assurances

Financial Assurances for the project are:

Rule 5: Perimeter Control: 4,600 L.F. x $2.50/L.F. =	$11,500
Inlet Protection: 3 x $100 =	$300
Site Restoration: 6.7 acres x $2,500/acre =	$16,750
Rule 4: Stormwater Management Facility: 5,837 S.F. x $12/S.F.=	$70,044
Rule 3: Wetlands Management =	$5,000
Contingency and Administration	$44,506

Findings

1. The proposed project includes the information necessary, plan sheets and erosion control plan for review.
2. Rules 3, 4 and 5 will be met with the fulfilment of the conditions identified below.
3. The proposed stormwater management facility will provide volume retention, rate control and water quality management in accordance with subsections 4.3.1a-c criteria.
4. In accordance with NMCWD Rule 3.4.7, the wetland buffers must be documented by a declaration or other document approved by the district and recorded on the title to the property.
5. In accordance with NMCWD Rule 4.3.5, the applicant must provide a maintenance and inspection plan that identifies and protects the design, capacity and functionality of the stormwater management facilities.
6. An Environmental Assessment Worksheet (EAW) was required for the project. The City of Eden Prairie, being the Regulatory Governmental Unit (RGU) reviewing the completeness of the EAW, determined the EAW complete and approved the EAW on February 8, 2022.

Recommendation

Approval, contingent upon:

Continued compliance with the General Provisions (attached).

Financial Assurance in the amount of $153,100, $148,100 for stormwater management, erosion control, site restoration and wetlands management, and $5,000 for compliance with the chloride management requirements.

Approval from the relevant City planning, or regulatory office or body.

The applicant providing a name and contact information for the individual responsible for the erosion and sediment control at the site. NMCWD must be notified if the responsible individual changes during the permit term.

Per Rules 4.3.5 and 3.4.5, a receipt showing recordation of a maintenance declaration for the operation and maintenance of the stormwater management facility and wetland buffers is required. A draft of the declaration must be approved by the district prior to recordation.

By accepting the permit, when issued, the applicant agrees to the following stipulations for closeout of the permit and release of the financial assurance after the project:

The work for the Blue Stem development under the terms of Permit 2021-143, if issued, must have an impervious surface area and configuration materially consistent with the approved plans. Design that differs materially from the approved plans (e.g., in terms of the total impervious area, buffer area, etc.) will need to be the subject of a request for a permit modification or new permit, which will be subject to review for compliance with all applicable regulatory requirements.

According to 7(b) of the Minnesota Wetland Conservation Act Declaration of Restrictions and Covenants for Site Specific Wetland Replacement recorded on 12/06/2007, Liberty Property Trust as the Declarant shall maintain native vegetative cover in these areas. This requirement

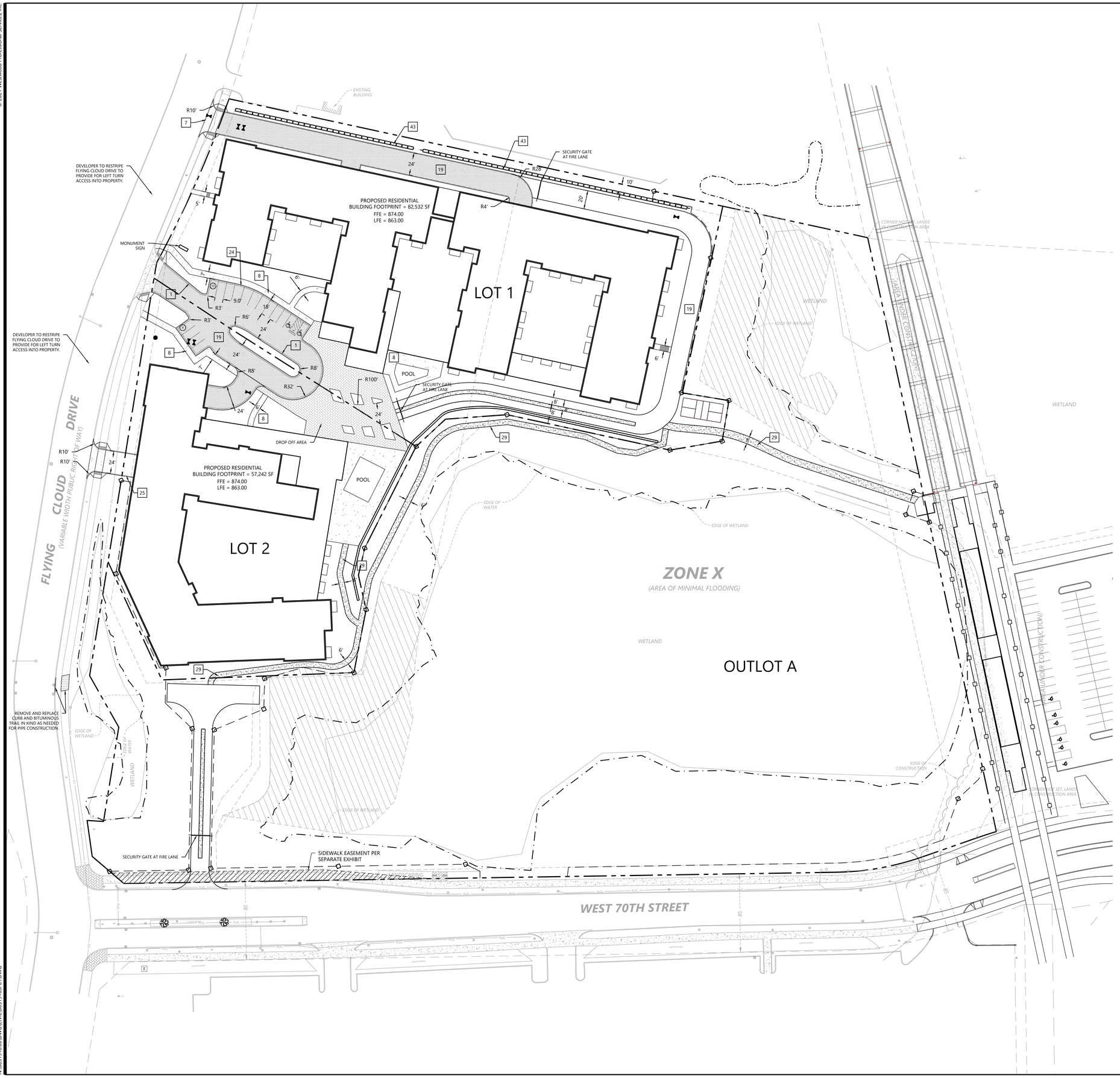
runs with the land and binds the Declarant, and Declarant's heirs, successors, and assigns. In accordance with the declaration, it is the responsibility of the new property owner to continue maintenance of native vegetative cover in the wetland replacement and wetland buffer areas to maintain compliance with WCA requirements.

In accordance with Rule 3.4.5, buffer markers are required at the limits of the wetland buffer on the site.

Per Rule 4.5.6, an as-built drawing of the stormwater management facility conforming to the design specifications, including a stage volume relationship in tabular form for the underground stormwater management facility, as approved by the district, must be provided.

Submission of a plan for post-project management of Chloride use on the site. The plan must include 1) the designation of an individual authorized to implement the chloride use plan and 2) the designation of a Minnesota Pollution Control Agency certified salt applicator engaged in the implementation of the chloride-use plan for the site. The release of the $5,000 of the financial assurance required for the chloride-management plan requires that chloride-management plan has been provided and approved by the District's Administrator.

Per Rule 12.4.1b, demonstration and confirmation that the stormwater management facility has been constructed or installed and are functioning as designed and permitted. Verification, through daily observation logs and photographs, must be provided showing the stormwater management facility used for volume retention have drawn down within 48 hours from the completion of two 1-inch (approximate) separate rainfall events.



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

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		CONCRETE PAVERS
		NORMAL DUTY BITUMINOUS PAVEMENT
		CRUSHED AGGREGATE SURFACE
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 06/18/2021.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

[1] SITE DETAILS (SI-0XX)

1 B612 CURB AND GUTTER
7 ENTRANCE THRU CURB AND GUTTER
8 PRIVATE CONCRETE SIDEWALK
9 PUBLIC PEDESTRIAN CURB RAMP
10 PRIVATE PARALLEL PEDESTRIAN CURB RAMP
14 SIGN INSTALLATION
15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
19 PAVEMENT SECTIONS
21 HEAVY DUTY CONCRETE SECTION
24 CONCRETE CURB AT SIDEWALK
25 CURB CUT WITH EROSION CONTROL MAT
29 PERVIOUS TRAIL SECTION
43 RETAINING WALL WITH FENCE USING SLEEVE-IT SYSTEM

SITE DEVELOPMENT SUMMARY

• ZONING:	TOD-R, TRANSIT ORIENTED DEVELOPMENT (RESIDENTIAL)
• PARCEL DESCRIPTION:	SEE PLAT
• PROPERTY AREA:	665,414 SF (15.28 AC)
• MINIMUM BUILDING SETBACK PER CODE:	0'=FRONT (20' MAX.) 10'=SIDE / 0'=SIDE TO ROW 20'=REAR
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE

REFER TO SHEETS A101 AND A102 FOR ADDITIONL SITE DEVELOPMENT INFORMATION

SITE DATA CHART

LEGAL DESCRIPTION	PROPOSED USE	LOT AREA SF (ACRE)	PERVIOUS AREA - SF (%)	IMPERVIOUS AREA - SF (%)
LOT 1	MULTI-FAMILY RESIDENTIAL	157,102 SF (3.61 AC.)	31,075 SF (19.8%)	126,027 SF (80.2%)
LOT 2	MULTI-FAMILY RESIDENTIAL	94,961 SF (2.18 AC.)	16,974 SF (17.9%)	77,987 SF (82.1%)
OUTLOT A	-	413,351 SF (9.49 AC.)	400,760 SF (97.0%)	12,591 SF (3.0%)
TOTAL	-	665,414 SF (15.28 AC.)	448,809 SF (67.4%)	216,785 SF (32.6%)

1"=40'
0' 40' 80' 120'

NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### or ##

INITIAL ISSUE	08/23/2021
REVISIONS:	
11/22/2021	CITY RESUBMITTAL
12/02/2021	WATERSHED COMMENTS
12/17/2021	CITY COMMENTS
01/27/2022	CITY COMMENTS
02/27/2021	WATERSHED/CITY COMMENTS

PREPARED FOR:
GRECO REAL ESTATE DEVELOPMENT, LLC
607 WASHINGTON AVENUE NORTH
MINNEAPOLIS, MN. 55388

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DAVID T. BADE
DATE: 02/27/2021 LICENSE NO. ———

BLUE STEM NORTH
EDEN PRAIRIE, MN

Westwood
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Minnetonka, MN 55343
www.westwoodps.com
Westwood Professional Services, Inc.

CIVIL SITE PLAN

SHEET NUMBER:
C201

DATE: 02/27/2021

BLUE STEM NORTH

PROJECT NUMBER: 0031916.00

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